

MINUTES OF THE MEETING OF THE COMMISSION OF FINE ARTS
HELD IN WASHINGTON, D. C., NOVEMBER 18 AND 19, 1932

The third meeting of the Commission of Fine Arts during the fiscal year 1933, was held in its office in the Interior Department Building on Friday and Saturday, November 18 and 19, 1932. The following members were present:

Mr. Moore, Chairman,
Mr. Winter,
Mr. Cross,
Mr. Weinman,
Mr. Mauran,
Mr. Swartwout,
Mr. Clarke and
Mr. H. P. Caemmerer,

Executive Secretary and Administrative Officer. There was also present Mr. Wm. Mitchell Kendall of McKim, Mead and White, architects of the Arlington Memorial Bridge.

1. APPROVAL OF MINUTES OF MEETINGS, OCTOBER 4, AND OCTOBER 24, 1932:

The Minutes of the Meeting of October 4, were approved with the suggestion that Mr. Clarke's name be inserted; also that the word "inner" be inserted in line 11, paragraph 12, "Plan for the General Artemas Ward Monument", page 10, so as to read, "the new plan giving the statue an inner circle with a diameter of 120 feet". The Minutes of the Meeting held October 24, 1932, were approved.

2. APPOMATTOX COURT HOUSE MEMORIAL: Mr. Moore read a letter received from the Secretary of War, dated November 17, 1932, regarding the Appomattox Court House Memorial, indicating that the War Department desires to erect the monument designed by Professor Harry Sternfeld and suggesting that the Commission of Fine Arts give further consideration to this matter (Exhibit A), since the Commission had recommended the restoration of the McLean House instead of the monument.

Mr. Cross asked if the whole difficulty was not the fact that the Act of Congress specifies a monument, whereupon Mr. Moore said that the word monument covers a wide field. Mr. Moore then read the following letter from Colonel Grant to the Secretary of War, concurring entirely in the position of the Commission of Fine Arts, namely, that this should be a reconstruction of historical interest rather than the type of monument at Yorktown, Jamestown, etc.:

January 11, 1932.

Hon. Patrick J. Hurley,
The Secretary of War,
War Department,
Washington, D. C.

Subject: Appomattox Memorial.

My dear Mr. Secretary:

May I take the liberty of addressing you on a matter which is necessarily of personal interest to me, although none of my business at all officially. Your past kindness and consideration in connection with various official matters make me hope that you will forgive this encroachment on your already fully occupied time, but efforts through legislative channels seem to have produced no results.

I am very much disturbed at the idea of the usual monument in stone or bronze to commemorate the surrender at Appomattox. Can't we have one historic site marked in a really suitable way, in a manner that will help to revivify the historic event instead of destroying it?

This is a brief way of expressing the reasons for my entire concurrence with the recommendation made by the Commission of Fine Arts at length and supported by adequate arguments in a letter to General Bash dated October 6, 1931.

Very respectfully yours,

usg/nmb Copy for Mr. Chas. Moore.

Mr. Moore informed the Commission that Dr. Bolling Lee also approved the position of the Commission of Fine Arts. Major Clarke said he knew

Secretary Hurley casually and he felt that if the Commission could see him and talk with him, he would very probably see the Commission's viewpoint.

The Secretary called attention to the fact that in response to a request of the War Department the Commission of Fine Arts visited Appomattox Court House in September, 1931, and after a personal inspection of the grounds with General Bash representing the War Department, and the Governor of Virginia, the Commission of Fine Arts had recommended the restoration of the McLean House instead of an isolated stone monument (Exhibit A-1) but contrary to this recommendation the War Department conducted a competition for a monument. The Secretary stated further that no appropriation has been made for the erection of the monument and the letter from the Secretary of War seemed to offer an opportunity for conference with him. The Commission suggested that the Chairman confer with the Secretary of War on the subject.

3.(a) GASOLINE STATION AT 27TH STREET AND NEW HAMPSHIRE AVENUE: The Commission considered a revised design submitted by Mr. Julius Wenig, architect, for a gasoline station to be located at New Hampshire Avenue and 27th Street near the Rock Creek Parkway.

The design had been submitted to Mr. Cross, Mr. Swartwout and Mr. Clarke, each of whom disapproved it as being a very bad design. Mr. Clarke particularly objected to the location of a gasoline station adjacent to the Rock Creek Parkway, whereupon Mr. Moore read a letter from Colonel Grant (Exhibit E), in which he stated that it is impossible for him to prevent the erection of the proposed gasoline station as the land is zoned industrial. However, he has authority to "prevent the drives to the gas station from entering the parkway".

The Commission unanimously disapproved the design and requested that Mr. Wenig submit it to the Building Inspector for formal submission to the

Commission of Fine Arts. Thereupon Mr. Moore said he would write to the Commissioners of the District of Columbia regarding this gasoline station with the information that the Commission has disapproved the design.

b. GASOLINE STATION AT 27TH AND F STREETS, N. W.: Mr. W. I. Deming, architect, submitted a design for a gasoline station to be located on the triangle facing the Rock Creek Parkway at 27th and F Streets, N. W. It was noted that this gas station would almost face that proposed at 27th Street and New Hampshire Avenue designed by Mr. Wenig. Mr. Clarke suggested that the design be not approved as he would not consider this gas station as designed appropriately for a location along the parkway. Attention was called to Colonel Grant's letter in connection with this matter. The Commission advised that the matter be taken up with Colonel Grant's office. (Exhibit C)

4. FORT RENO HIGH SCHOOL: Mr. A. L. Harris submitted to the Commission a revised design for the Fort Reno High School to be located at Chesapeake Street and Nebraska Avenue adjacent to the Fort Drive (at 40th Street, N. W.).

The architect members inspected the design and thereupon suggested to Mr. Harris that the building be stepped down so as to eliminate the terrace. It was understood from Mr. Harris that this building will be designed with a tower or cupola.

Mr. Moore asked Mr. Harris about the scenery loft. Mr. Harris replied that he had had a big fight to keep scenery lofts out of the junior high schools and that Central, Eastern, Western, McKinley and Dunbar High Schools all have scenery lofts that are used considerably. Mr. Mauran and Major Clarke said they did not know of any high school having a scenery loft either in St. Louis or New York, respectively.

In the case of the Fort Reno High School the Commission noted that the objection to the scenery loft was obviated by taking advantage of the grade. Mr. Harris in his revised design had placed the gymnasium along the Fort Drive as a result of which the auditorium would be on lower ground than the other end of the building. Mr. Moore stated that he had written to the Board of Commissioners of the District of Columbia, advising them of the views of the Commission of Fine Arts regarding stage equipment for high schools, saying that the Commission considered this an unnecessary feature for a high school and that a saving of some \$30,000 could be made by omitting them. (Exhibit D)

Mr. Moore stated that no official reply from the Board of Commissioners had been received to this letter but that he had been informed that the District Commissioners themselves did not favor the installation of this stage equipment but were compelled to do so because of the Fire Department regulation, requiring a steel curtain for the stage, which necessitates the construction of a scenery loft. Also the Superintendent of Schools did not particularly favor the extensive stage equipment. The Board of Education is to give their views in the matter before a reply is expected from the District Commissioners.

Major Clarke suggested that a landscape architect be secured to assist in preparing a design as he probably would save his cost in helping solve the somewhat complicated problem in connection with the grades and the stepping down of the building. Mr. Harris said he was ordered to reproduce the Roosevelt High School and his drawings were based on that but that they would have a survey made before making the working drawings. Mr. Harris did not think the site large enough. It was his opinion that the grounds of a high school should cover at least 20 or 25 acres. The Commission visited the site

later in the day and as a result were convinced that Mr. Harris had not sufficiently considered the design in relation to the topography of the grounds. It was noted that the high school would have a frontage of fully 900 feet on Chesapeake Street and that the school site has an even grade for most of this distance. The Commission, however, strongly urged the omission of a high terrace. A report was sent to the District Commissioners. (Exhibit D-1)

5. JANE A. DELANO MEMORIAL: The Commission inspected a number of photographs of Dr. McKenzie's latest model of the Jane A. Delano Memorial. Mr. Weinman informed the Commission that Dr. McKenzie had told him this is the best he can do considering that he had to make a costume for the nurse, which does not suggest the costume of any one of the three orders of nurses in this country which served during the World War. Mr. Weinman said he had suggested to Dr. McKenzie that the arms of the figure be lengthened, the shoulders broadened and the drapery simplified as much as possible. He also suggested that the width of the space between the head and the top of the niche be increased. Mr. Swartwout said he thought the marble background should be cream colored rather than white as the black bronze gives too much of a contrast with white. In accordance with a suggestion of the Commission, Mr. Weinman made the following criticisms of this model in a letter to Dr. McKenzie:

November 22, 1932.

Dr. R. Tait McKenzie,
2014 Pine Street,
Philadelphia, Pa.

Dear Mr. McKenzie;

At the meeting of the Commission of Fine Arts the Delano Memorial came up for consideration and I presented the three photographs of your full size study for the head, which was very well received.

Regarding the niche in back of your statue, it is generally felt that the head of the statue is too close to the top of the niche and that the top line should be eased by a slight curve, as indicated on photograph which will be sent you by Mr. Caemmerer.

Regarding your statue of the War Nurse, as shown in the photograph of the working model you sent, the Commission are unanimously of the opinion that it is lacking in the heroic aspect that the subject itself would suggest. This has been not only mine, but the Commission's opinion from the beginning and I purposely refrained from any remarks regarding it at this meeting, as I felt I had expressed myself rather freely to you, both in conversation and by correspondence, on that particular point.

I informed the Commission that your sketch had the unanimous approval of your committee and that you are loath to make any radical changes. With kind regards,

Sincerely yours,
(Signed) A. A. Weinman.

6. SHIPSTEAD-LUCE ACT REGULATIONS: The Secretary submitted a mimeographed copy of the Shipstead-Luce Act Regulations, which are to be printed as soon as funds are made available. Further consideration was to be given to the paragraph as to signs. Mr. Mauran said he believed the less said about signs in these regulations the better it would be. He said Mr. Caemmerer had suggested a scale drawing of the sign with Roman lettering, etc., but he did not think this necessary, nor did he think it necessary to put the applicant to the expense of securing a photograph of the location of each sign to accompany each application. Mr. Moore suggested that some applications could be treated leniently, especially for temporary signs, as the sign for the Cyclorama building. Major Clarke said he believed to let down the bars for one minute in administering the Shipstead-Luce Act would only lead to trouble. The Commission, therefore, decided to let the paragraph as to signs stand as it appears in the draft on page 3. (Exhibit L) The Secretary submitted photographs for publication with the regulations. The Commission suggested that

Mr. Donn and Mr. Peaslee be asked to suggest certain residences, photographs of which should accompany the regulations. (Exhibit E-1) Mr. Moore remarked that it has been surprising to him that there has been so little trouble in enforcing the Shipstead-Luce Act. The National Capital Park and Planning Commission have also approved the draft (Exhibit E-2)

7. SHIPSTEAD LUCE ACT SUBMISSIONS:

a. Sign for 615--15th Street, N. W.

The Inspector of Buildings submitted an application for a temporary sign which it is proposed to erect near the Treasury Department Building. The sign was to be of oil cloth 12' x 3' in size and to remain there for a period of about 30 days. The Commission after consideration decided that the sign as proposed should not be erected as it projects beyond the building line. Furthermore the design of the sign was very crude.

b. Sign for the Auditorium:

An application was received from the Building Inspector for a temporary sign 12' x 30" in size to be erected on the auditorium, advertising a Marathon Dance. The Commission were advised that this sign would be erected on the wall of the building and would be several feet from the building line.

After consideration the Commission decided that the sign would be objectionable and, therefore, should not be erected. It was to be a neon light sign.

The Commission recommended to the Building Inspector that the owner erect frames similar to those on either side of the entrance to the Belasco Theater and that a scale drawing of the proposed sign be submitted to the Commission.

c. Sign at 909 Pennsylvania Avenue, N. W. (No. 165)

An application was received for a temporary sign at 909 Pennsylvania Avenue, N. W., measuring 3' x 20'. It was to be a temporary sign advertising an auction sale. This sign was disapproved by the Commission.

8. FINE ARTS EXHIBITION: The Commission discussed the matter of the removal of the Fine Arts Exhibition and the lowering of the partitions.

Mr. Weinman said the National Sculpture Society is prepared to put the screens back if that is desired, but they would prefer leaving them at the present height. Mr. Weinman suggested that if the Washington statue on the steps of the National Museum is brought inside, it should be placed in the rotunda of the National Museum, either where the Lafayette equestrian stands or opposite the Lafayette. Mr. Moore said that the larger Lafayette is to be taken away from the exhibition and the smaller one put in its place. Mr. Weinman suggested putting the Washington in the place of the smaller Lafayette so that it will have the most prominent position in the rotunda.

The Secretary stated that the George Washington Bicentennial celebration will close officially on Thanksgiving day, November 24, but that further action in the matter of dismantling the exhibition will be held in abeyance until the meeting of the National Gallery of Art Commission on December 6, by whom this subject will receive special consideration.

9. REGULATIONS FOR THE ARLINGTON NATIONAL CEMETERY: Mr. Weinman reported that he had given further consideration to the proposed revision of the regulations for the Arlington National Cemetery but had no specific report to make at this time. He felt that this subject should have the attention of the Commission of Fine Arts at the next meeting.

10. WILLIAM H. TAFT JUNIOR HIGH SCHOOL: The Secretary reported that the Commissioners of the District of Columbia had decided to restore the cupola on the William H. Taft School and had informed the Commission officially by letter accordingly. (Exhibit F)

11. WASHINGTON MONUMENT GARDENS: The Commission considered the models by Messrs. Delano, Olmsted and Hubbard for the Washington Monument Gardens with the National Capital Park and Planning Commission. The subject was discussed thoroughly at the joint meeting with that commission. The Commission of Fine Arts did not regard the arguments presented as convincing and decided to adhere to their opinion that the plan for the Washington Monument Gardens designed in 1901 should be carried out in its essential features. A report was sent to Colonel Grant. (Exhibit G. See also G-1 and G-2)

12. SCULPTURED PUMA FOR THE ARLINGTON MEMORIAL BRIDGE: Mr. Kendall submitted a sketch model by A. Phimister Proctor for a puma to be placed on the pedestal of the water gate at the Arlington Memorial Bridge plaza. The sketch was brought to the attention of Mr. Weinman for his recommendations.

13. GENERAL ARTEMAS WARD STATUE: The Commission were informed that the Board of Commissioners of the District of Columbia had agreed to the creation of a circle for the General Artemas Ward Statue at the intersection of Massachusetts and Nebraska Avenues, N. W. A final decision in the matter in connection with carrying out the plan was held in abeyance by the National Capital Park and Planning Commission until arrangements could be made for securing certain additional land that was needed to carry out the design of the circle. This is to be attended to immediately. The inner circle is to have a diameter of 120 feet.

14. COLUMBIA ISLAND DEVELOPMENT: The Commission considered the question of a landscape plan for Columbia Island with the National Capital Park and Planning Commission. Major Clarke had specific recommendations to make concerning it and at the suggestion of the Commission of Fine Arts he will consider further studies of the plan with the National Capital Park and Planning Commission. The Commission decided that the cross arms shown on the McKim, Mead and White plan for Columbia Island Plaza should be retained as an essential part of the scheme of development.

(Details of the proceedings of the joint meeting with the National Capital Park and Planning Commission on the afternoon of November 18, will be embodied in the Minutes of that Commission, a copy of which will be furnished the Commission of Fine Arts.)

Saturday, November 19th, was devoted to consideration of pending projects before the Commission. A trip to inspect the Shenandoah National Park, as requested by the National Park Service, was postponed on account of rain.

The Commission adjourned at 2:00 p. m.

C O P Y

November 17, 1932.

Honorable Charles Moore,
Chairman, The Commission of Fine Arts,
Washington, D. C.

Dear Mr. Moore:

Your letter of October 13, 1932, addressed to Brigadier General L. H. Bash, concerning the plans for the Appomattox Monument, with the disapproval of the Commission, has been brought to the attention of the War Department. Inasmuch as it would appear that the action taken was under a misapprehension of the facts, it is desired to point out the position of the Department with respect to the monument referred to.

The project was first referred to under date of December 12, 1928, in a report to Congress by the President of the United States upon various projects to commemorate historical incidents. For Appomattox Court House, Virginia, the report in substance recommended a monument on a plot of approximately one (1) acre of land, which was to be acquired free of cost. The word monument in the report was used in its customary acceptance of an architectural structure, such as, for example, the Washington Monument, the Peace Monument or the 1st Division Monument. In 1930, bills were introduced in the House of Representatives and the Senate by the late Representative Tucker and by Senator Swanson respectively, for a monument at Appomattox. Hearings were had on these bills and a report thereon was made by the Secretary of War. During the progress of the matter through Congress, it was the unquestioned intent both of that body, the authors of the legislation and this Department that an architectural monument should be constructed. The terms upon which the legislation was finally passed are contained in enclosed copies of the Acts of Congress approved June 18, 1930 and February 23, 1931. Under the provisions of these acts, the Department directed the Office of The Quartermaster General to proceed to procure plans for the monument.

Prior to this action careful consideration had been given to the possibility of having the memorial take the form of rebuilding the McLean House, restoring the old village of Appomattox Court House in whole or in part, and establishing various battlefield markers, but it was at once apparent that this could not be accomplished under the limitations of the existing law, which limited the acquisition of property to a single plot of approximately one acre which was to be

EXHIBIT A

acquired without cost to the United States. Such procedure would have meant in effect the establishment of a battlefield park similar to the ones referred to in the Commission's letter of October 6, 1931, at the Wilderness and Fredericksburg. This would have been contrary to the definite policy of this Department and the intent of Congress. Furthermore, to carry out such a plan it would have been necessary to allow the appropriation to lapse and then attempt the difficult and embarrassing task of attempting to secure new legislation with slight chances of success under the present stringent fiscal limitations and with an assured delay of several years.

A competition open to the architects of the United States was therefore held, the results being judged by a Jury of unquestioned competence and ability, consisting of the following named gentlemen:

Mr. H. van Buren Magonigle, F. A. I. A., of New York City.
Mr. Charles Keck, Sculptor, of New York City.
Mr. Horace W. Peaslee, F. A. I. A., of Washington, D. C.
Mr. Alexander B. Trowbridge, Architect, of Washington, D. C.
Mr. William C. Noland, F. A. I. A., Richmond, Virginia.
Mr. Earle S. Draper, Landscape Architectural Advisor.

All of these gentlemen except one had visited Appomattox and made a careful study of conditions. Neither their professional standing nor judgment can be questioned.

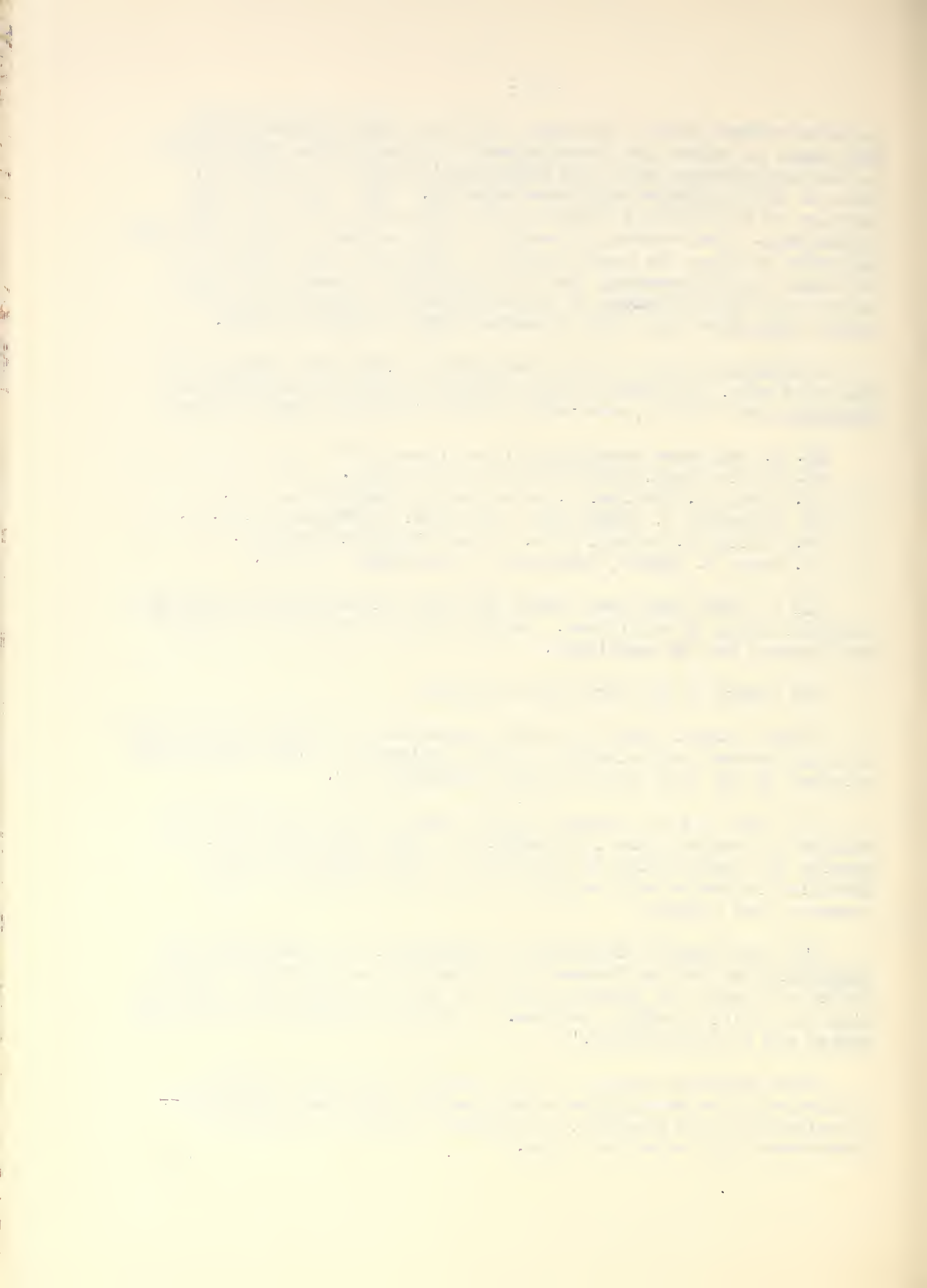
The report of the Jury was as follows:

"After careful examination and successive selective reviews which finally narrowed the selection to nine projects, the Jury unanimously selected on the first ballot design designated III.

"We feel that the design selected appropriately expresses in a monument of adequate size, the spirit of peace and unity; and, if carried out consistently in the spirit of the inscriptions and symbolism indicated will suitably fulfill the following clause governing the program:

"As the Monument authorized by Congress is to commemorate the TERMINATION of the War between the States the design should carry out this thought and should not call to mind the tremendous conflict with all of its attending sorrows. It should symbolize an undivided nation and a lasting peace."

"The landscape setting of the monument has been carefully studied with due recognition of all factors requiring attention,-- of orientation and approach, of through traffic and parking, of courthouse site, tavern and view."



The names of the successful competitors were Mr. Harry Sternfeld, Architect, Mr. J. Roy Carroll, Jr., Architect, and Mr. Gaetano Cecere, Sculptor, all of the Architects Building, 17th and Sansom Streets, Philadelphia, Pennsylvania. All of this procedure being in accordance with the provisions of the Act of Congress, the unanimous report of the Jury was approved by the Secretary of War and the result given wide publicity in the press and otherwise.

On October 4, 1932, a representative of the War Department, accompanied by Mr. Sternfeld and Mr. Carroll, attended a meeting of the Commission of Fine Arts solely for the purpose of securing the approval or criticism of the Commission on the artistic, professional and technical merits of the winning design. The question as to the nature of the memorial was not submitted to the Commission, that matter having already been decided by competent administrative and legislative authority.

It is regretted that at the meeting referred to the Commission did not see fit to indicate any doubt in their minds as to the propriety of the type of the monument. Had this been done, the history of the case and the facts herein set forth could have been explained by the War Department representative in a more expeditious and less formal manner than that of correspondence.

The Department can not agree with the conclusion of the Commission in its letter of October 13, 1932, above referred to, to the effect that the plan and design as submitted "did not express in any sense the historical character of the event nor are they harmonious with the surrounding landscape." It is hardly thought that this criticism, reflecting as it does on the distinguished Jury of Award that selected the design, constitutes the mature judgment of your members.

The Department is compelled to further disagree with the implied criticism of the work of such outstanding professional men as Mr. Sternfeld and his associates. No reflection either on the technical merits of these gentlemen or on the excellence of their design has ever been brought to the attention of the Department although multitudes of people are familiar therewith. Such criticism in view of the wide publicity that has been given to their winning of the award does a grave injustice to the subjects thereof.

The final recommendation of the Commission that these same architects be retained by the War Department and instructed to prepare new plans for Appomattox Monument can not be considered. The funds appropriated by Congress for securing plans have been expended and there is no method of providing compensation for any other plans, even if such were desirable.

The War Department is not unmindful of the excellent results being achieved by the Commission of Fine Arts in raising the standard of excellence in public construction and has always been glad to avail itself of its advice upon all suitable occasions. In the present case, however, the action of the Commission is contrary to the recommendation of the President, it fails to carry out the intent of Congress, and purports to contravene the action properly taken by the administrative department charged with carrying the work to completion. As the recommendation is also impossible of accomplishment under the terms of the authorizing acts, it is hoped that the Commission will see fit to reconsider its action.

Sincerely yours,

Secretary of War.

C O P Y

October 6, 1931.

Dear General Bash:

At your request the members of the Commission of Fine Arts were much pleased to inspect with you, Congressman St. George Tucker, Governor Pollard of Virginia, and others, the grounds at Appomattox, on Saturday, September 26, 1931. The Commission respectfully report:

It is now more than 66 years since the Civil War virtually ended by the surrender of the Army of Northern Virginia under General Lee to the Union Army under General Grant. The actual surrender took place at the little Virginia village of Appomattox. The conditions were arranged in the most important house in the village, known as the McLean House. As time went on the old village of Appomattox disappeared; its old courthouse was destroyed, and a new town and courthouse were built at new Appomattox, approximately three miles away on the railroad. The old town has become dilapidated, but it is on the important highway from Lynchburg to Richmond.

The historical importance of the McLean House was recognized forty years ago when the building was purchased by a speculator, who proposed to take it down and set it up in Washington. The building was taken down but was not set up in Washington. Meanwhile complete plans were made of the house and another group of speculators built a copy of it for the Chicago World's Fair of 1893. The great interest taken in the house even at that time proved the attraction the building had for the public.

It seems to the Commission of Fine Arts that the rebuilding of the McLean House according to the extant plans should be the foundations of the memorial at Appomattox. If this is not done speculators certainly will seize the opportunity to reproduce the house; it will be exhibited under private control and will become the most important feature of Appomattox.

The Commission feel that it will be a mistake to erect at Appomattox a Government monument such as those at Jamestown and at Yorktown, both of which are obsolete architecturally and lack interest to the public.

The Commission believe further that the old inn which has been purchased for restoration by a patriotic lady living in the vicinity,

EXHIBIT A - 1

the old jail and such other buildings as have historical interest should be preserved. The lines of the opposing armies should be outlined and the points of interest (such as the point where General Gordon and General Fitzhugh Lee broke through the Federal cavalry lines and came up against the infantry) should be marked. Also the place where General Lee rested before the surrender, and other sites of like character. The object is to give to the visitor a correct idea of the situation on the 9th day of April 1865. Both the historic and the sentimental interest in Appomattox is keen; and such interest should be stimulated and satisfied.

The Commission feel that there may well be some work of sculpture; but if so, it should have an adequate and proper landscape setting, and should not be merely an incident on a great thoroughfare, where people pass hastily in motors and pay small attention to the subject.

The Commission will advise further as to this upon receiving a reply that the general plan of development herein outlined has been agreed to by the War Department.

The work now being done by the war department in the wilderness and at Fredericksburg in order to acquaint the American people with the scenes of many of the bloodiest battles in history indicates the line along which the Commission believe that the Appomattox scene should be developed.

For the Commission of Fine Arts:

Very respectfully yours,

(Signed) Charles Moore,

Chairman.

Brig. General L. H. Bash,
Acting Quartermaster General,
War Department,
Washington, D. C.

C O P Y

Navy Building,
Washington, D. C.,
November 12, 1932.

Mr. Charles Moore, Chairman,
The Commission of Fine Arts,
Interior Building,
Washington, D. C.

Subject: Erection of gas station on New Hampshire
Avenue at 27th Street.

My dear Mr. Moore:

In reply to your letter of November 5, 1932, relative to the erection of a gas station on New Hampshire Avenue at 27th Street, I am of the opinion that it will be almost impossible to change the zoning law of this particular property. As the present zoning allows a gas station, I see no way to prevent the people from erecting such a structure.

I am not at all in sympathy with the idea of lining the Parkway with gas stations, but I can't see any way at this time to prevent the erection of this one. However, I can prevent the drives to the gas station from entering the Parkway and this I will proceed to do should the application for such drives be presented to me.

As far as the design for the station is concerned, this is a matter for your Commission and the District Commissioners to decide.

Very truly yours,

(Signed) U. S. Grant, 3d,
Executive and Disbursing Officer.

EXHIBIT B

C O P Y

November 29, 1932.

Dear Colonel Grant:

I am sending you sketches for a gasoline station at 27th and F Streets, N. W. You will see that the entrance to this gas station is across the Rock Creek Parkway. You said that you were not going to permit any such entrances. Can you prevent this one?

The Commission of Fine Arts in considering the plans were very much disturbed over the entrance from the Rock Creek Parkway, and I read your letter in which you said that you propose to prohibit such entrances, so I hope this comes under your jurisdiction.

Cordially yours,

(Signed) Charles Moore,

Chairman.

Lieut. Col. U. S. Grant 3d,
Executive and Disbursing Officer,
Rock Creek and Potomac Parkway Commission,
Washington, D. C.

EXHIBIT C

C O P Y

November 5, 1932.

My dear Dr. Reichelderfer:

The members of the Commission of Fine Arts appreciate your letter of November 2.

Referring to the last paragraph, relative to "maintaining the dignity and quality of municipal buildings and make possible economy in costs", this Commission are unanimous in the opinion that the high scenery lofts on the Roosevelt School should not be duplicated on the Fort Reno School, or any other school. These lofts throw the school group out of balance; they are a great detriment to the appearance of the neighborhood; and they are not necessary for the amount and character of the instruction in dramatics proper to school work.

An auditorium with a good stage is all that is necessary. Such is the experience of the architectural members of the Commission, who have had experience in school building in other cities.

This Commission realize that this is a large subject, and that there is much to be said on the other side. But they reached this conclusion quite independently of the question of economy. They feel that the good order of the city requires the elimination of these unsightly lofts; and for some time they have been studying with the Municipal Architect means of mitigating what had been represented as a necessary evil. The results have not been satisfactory.

Therefore, at the risk of seeming to overstep the limits of their province of advice, this Commission venture to suggest to the Board of Commissioners of the District of Columbia that they eliminate from the program of competition for school buildings all scenery lofts.

The result would be an original saving of from \$25,000 to \$35,000 in each case, and an annual maintenance saving amounting to a large sum. The members of this Commission believe that thus quality of the dramatic instruction would be enhanced by developing in the pupils ingenuity in constructing simple stage settings adequate to any drama they are able to present.

For the Commission of Fine Arts:

Very sincerely yours,
(Signed) Charles Moore,
Chairman.

Hon. Luther M. Reichelderfer,
President, Board of Commissioners
of the District of Columbia,
Washington, D. C.

EXHIBIT D

C O P Y

. November 21, 1932.

Sir:

The Commission of Fine Arts, on November 18, 1932, considered further plans prepared by the Municipal Architect for the Fort Reno High School. The members again visited the site, and again were impressed by the commanding situation and by the opportunities which it affords for a fine and impressive group of buildings dominating a wide area.

The Commission were convinced that a more detailed and more comprehensive study of the problem with a view of adapting the buildings to the topography, would result in a very distinct saving in costs, combined with greater architectural impressiveness.

This Commission, therefore, recommend that:

A contour map of the school area be made, with one foot contour intervals, at a scale not less than forty feet to the inch.

With this map in hand, a study should be made of the grades for the layout of the entire area, including the athletic field.

The services of a competent consulting landscape architect be employed to work with the Municipal Architect in connection with the entire scheme.

This Commission believe that a less formal treatment than that proposed would be desirable; and that a picturesque grouping of the buildings would be more appropriate. Consultation with the Municipal Architect discloses the fact that he would welcome just such a study as the Commission propose; and that it can be made if the Commissioners of the District of Columbia shall so authorize.

The Commission further recommend that no scenery loft be constructed; but that measures be taken to confine the use of scenery for school plays to such as may be improvised for the particular play under conditions of safety from fire as may be prescribed by the Commissioners.

For the Commission of Fine Arts:

Respectfully yours,
(Signed) Charles Moore,
Chairman.

Hon. Luther H. Reichelderfer,
President, Board of Commissioners
of the District of Columbia,
Washington, D. C.

EXHIBIT D-1



ARCHITECTURAL REGULATIONS

DISTRICT OF COLUMBIA

1932

Issued by

The Commissioners of the District of Columbia

and the

National Commission of Fine Arts.

EXHIBIT E.

SHIPSTEAD-LUCE ACT

[Public--No. 231--71st Congress]

[S. 2400]

An Act To regulate, the height, exterior design, and construction of private and semipublic buildings in certain areas of the National Capital.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled. That in view of the provisions of the Constitution respecting the establishment of the seat of the National Government, the duties it imposed upon Congress in connection therewith, and the solicitude shown and the efforts exerted by President Washington in the planning and development of the Capital City, it is hereby declared that such development should proceed along the lines of good order, good taste, and with due regard to the public interests involved, and a reasonable degree of control should be exercised over the architecture of private or semipublic buildings adjacent to public buildings and grounds of major importance. To this end, hereafter when application is made for permit for the erection or alteration of any building, any portion of which is to front or abut upon the grounds of the Capitol, the grounds of the White House, the portion of Pennsylvania Avenue extending from the Capitol to the White House, Rock Creek Park, the Zoological Park, the Rock Creek and Potomac Parkway, Potomac Park, The Mall Park System and public buildings adjacent thereto, or abutting upon any street bordering any of said grounds or parks, the plans therefor, so far as they relate to height and appearance, color, and texture of the materials of exterior construction, shall be submitted by the Commissioners of the District of Columbia to the Commission of Fine Arts; and the said commission shall report promptly to said commissioners its recommendations, including such changes, if any, as in its judgment are necessary to prevent reasonably avoidable impairment of the public values belonging to such public building or park; and said commissioners shall take such action as shall, in their judgment, effect reasonable compliance with such recommendation: Provided, That if the said Commission of Fine Arts fails to report its approval or disapproval of such plans, within thirty days, its approval thereof shall be assumed and a permit may be issued.

Sec. 2. Said Commissioners of the District of Columbia, in consultation with the National Capital Park and Planning Commission, as early as practicable after approval of this Act, shall prepare plats defining the areas within which application for building permits shall be submitted to the Commission of Fine Arts for its recommendations.

Approved, May 16, 1930.

REGULATIONS GOVERNING CONSTRUCTION AND PROCEDURE

UNDER THE PROVISIONS OF THE SHIPSTEAD-LUCE ACT

* * *

No building, any portion of which may come within the provisions of the Act of Congress, approved May 16, 1930, "An Act to regulate the height, exterior design, and construction of private and semipublic buildings in certain areas of the National Capital", shall be erected, or altered hereafter, except in conformity with the following regulations:

PROCEDURE

APPLICATIONS FOR PERMITS for the erection or alteration of any building or structure falling within the scope of the Shipstead-Luce Act shall be filed with the Inspector of Buildings of the District of Columbia.

SUBMISSION OF APPLICATIONS for permits to the Commission of Fine Arts for its approval or recommendations for modifications as required by law will be made by the Commissioners of the District of Columbia after the Inspector of Buildings is satisfied that plans conform to the building and zoning regulations.

CONFERENCES with the Commission of Fine Arts may be arranged by the owner or his representative before or after submission of applications.

WHEN SUBMISSION REQUIRED.

1. Map showing area affected.

Construction or alteration of any building or structure touching or bordering upon the line shown on the accompanying map indicating "Areas affected by Shipstead-Luce Act" shall be submitted to the National Commission of Fine Arts.

2. Definitions of areas affected.

(1) "To front or abut upon": - Facing or with all or portion of sides, ends or rear contiguous thereto.

(2) "Public buildings adjacent thereto": - All public buildings which themselves front or abut upon the grounds of the Capitol, the grounds of the White House, etc.,

(3) "Abutting upon any street bordering": - Facing or with all or portion of sides, ends, or rear contiguous to any boundary or to any street forming a boundary of the grounds or parks enumerated in the Act.

MATERIAL TO BE SUBMITTED.

All applications for permits where submission to the Commission of Fine Arts is required by law shall be accompanied by -

1. A complete set of plans, elevations, and sections for the building or structure proposed to be erected or altered.
2. Specifications in so far as they treat of the texture, material and method of construction of exterior walls.
3. Information as to height of roof, cornice and floors; color and texture of exterior surface; and photographs of next adjoining buildings on both sides of building proposed to be altered or erected.

The Commission of Fine Arts may be consulted prior to or during preparation of plans by appointment with the members or staff. The office of the Commission is at Room 3311, of the Interior Building, and the Secretary is Mr. H. P. Caemmerer.

REQUIREMENTS

A. DEFINITIONS.

1. Cornice: A horizontal member, usually molded and projecting which crowns a composition or facade; or the top course of a wall.
2. Height: Vertical distance from the curb opposite the middle of the building to the highest point on the roof.

B. GENERAL RESTRICTIONS.

1. Projections: No portion of any such building shall occupy public space in any street or avenue for extensions or otherwise.
2. Signs: No sign shall be constructed, painted or affixed on buildings coming within the provisions of the Act (Public No. 231) except with specific approval of the Commission of Fine Arts in each case.
3. Continuity within blocks: The Commission will insist on continuity of fenestration, height of cornice and base course, and color within the same block when property affected is zoned for industry, commercial use or for any residence use other than detached or semi-detached houses.

APPENDIX A.

EXCERPTS FROM SCHEDULE OF HEIGHTS OF BUILDING ADJACENT TO PUBLIC BUILDINGS AS ADOPTED BY THE COMMISSIONERS OF THE DISTRICT OF COLUMBIA IN CONFORMITY WITH THE ACT OF CONGRESS OF JUNE 1, 1910, AS AMENDED.

* * *

3. On Fifteenth Street NW., between Pennsylvania Avenue and G Street, adjacent to the Treasury Building, the cornice line or parapet wall of any building shall not extend above a horizontal line 80 feet above the top of the curb, at the southeast corner of Fifteenth and G Streets N.W., and no part of the roof of any building shall be higher than a horizontal line 95 feet above the top of said curb, excepting ventilation and elevator shafts, which shall be set back from the side lines of the building a distance equal to the height of such shafts above the adjacent roof.

4. On Seventeenth Street NW., between New York Avenue and G Street, confronting the State, War, and Navy Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northwest corner of Pennsylvania Avenue and Jackson Place, excepting ventilating and elevator shafts, which shall be set back from the front and side lines of said building a distance equal to the height of such shafts above the adjacent roof.

5. On Pennsylvania Avenue NW., in squares 167 and 221, confronting the Treasury Building and the State, War and Navy Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northeast corner of Pennsylvania Avenue and Madison Place for buildings to be erected or altered in square 221; and the curb at the northwest corner of Pennsylvania Avenue and Jackson Place for buildings to be erected or altered in square 167, excepting ventilating and elevator shafts which shall be set back from the front and side lines of such building a distance equal to the height of such shaft above the adjacent roof.

6. On Thirteen-and-a-half Street NW., between Pennsylvania Avenue and D Street, confronting the District Building, the cornice line or parapet wall of any building shall not extend above a horizontal line 101 feet above the top of the curb at the southeast corner of Thirteen-and-a-half Street and Pennsylvania Avenue (E Street), and no part of the roof of any building shall be higher than a horizontal line 108 feet above the top of said curb, excepting ventilation and elevator shafts, which shall be set back from the side lines of said building a distance equal to the height of such shaft above the adjacent roof.

7. On Fourteenth Street SW., between B and D Streets, confronting the Bureau of Printing and Engraving, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the southeast corner of Fourteenth and B Streets SW., excepting ventilation and elevator shafts, which shall be set back from the front and side lines of such building a distance equal to the height of such shafts above the adjacent roof.

8. On North Capitol Street, in square 625, confronting the Post Office Building, no building shall be erected or altered to be higher than a horizontal line 90 feet above the top of the curb at the northwest corner of North Capitol Street and Massachusetts Avenue, excepting ventilation and elevator shafts, which shall be set back from the front and side lines of said building a distance equal to the height of such shafts above the adjacent roof.

9. On the east side of First Street NE., between B and C Streets, adjacent to the Senate Office Building, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the northeast corner of First and B Streets NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

10. On the north side of Maryland Avenue NE., between First and Second Streets, adjacent to the New Supreme Court Building, no building shall be erected or altered so as to be higher than a horizontal line 60 feet above the top of the curb at the northeast corner of the intersection of First Street and Maryland Avenue NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

11. On the east side of Second Street NE., between East Capitol and B Streets, adjacent to the new Supreme Court Building, no building shall be erected or altered so as to be higher than a horizontal line 60 feet above the top of the curb at the northeast corner of the intersection of Second and A Streets NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

12. On the east side of Third Street SE., between East Capitol Street and Pennsylvania Avenue, adjacent to the Library of Congress addition, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the northeast corner of Third and A Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

13. On the south side of Pennsylvania Avenue SE., between Second and Third Streets, adjacent to the Library of Congress addition, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of the intersection of Second Street and Pennsylvania Avenue SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

14. On the south side of B Street SE., between First and Second Streets, adjacent to the Library of Congress, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of First and B Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

15. On the east side of First Street SE., between B and C Streets, adjacent to the House Office Building, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of First and B Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

16. On the south side of C Street SE., between First and South Capitol Streets SE., and between South Capitol Street to Delaware Avenue SW., adjacent to the House Office Building and additions thereto, no building shall be erected or altered so as to be higher than a horizontal line 90 feet above the top of the curb at the southeast corner of South Capitol and C Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

APPENDIX B.

SUGGESTIONS FOR GUIDANCE OF ARCHITECTS

To assist architects, realtors and owners, the following plans and photographs are included with these regulations:

1. Diagrams showing elevations of cornice, base course and ground for major building groups.

- (a) Capitol Group
- (b) Municipal Center and Triangle
- (c) Treasury, State, Lafayette Square
- (d) Miscellaneous

2. Photographs of facades of public buildings which new private buildings under the Shipstead-Luce Act will face or abut.

3. Photographs of commercial and private buildings setting standards which are approved by the Commission of Fine Arts, as examples for locations to be specified.

Photographs of buildings (from all over the world) setting standards which are approved by the Commission of Fine Arts, including dwellings, apartment houses, office buildings, etc., may be inspected at the Office of the Commission of Fine Arts.

C O P Y

November 22, 1932.

Dear Mr. Peaslee:

Enclosed is a copy of the Shipstead-Luce Act Regulations which we have prepared in cooperation with the Commissioners of the District of Columbia and the National Capital Park and Planning Commission. They have been approved by each of these groups.

The regulations are to be published with about twelve half-tones of public and private buildings as a guide to architects and builders who have construction projects in hand.

The Commission of Fine Arts have requested me to ask you and Mr. Donn for suggestions as to residences in the District of Columbia, photographs of which would be considered appropriate by you for publication with these regulations. We expect to use three or four views of residences.

Sincerely yours,

(Signed) H. P. Caemmerer,

Secretary.

Mr. H. W. Peaslee,
1228 Connecticut Avenue,
Washington, D. C.

A similar letter was sent to Mr. Donn.

EXHIBIT E-1

C O P Y

NATIONAL CAPITAL PARK AND PLANNING COMMISSION

Navy Building,
Washington, D. C.,
November 22, 1932.

Mr. Charles Moore,
Chairman, National Commission of Fine Arts,
Interior Department Building,
Washington, D. C.

Subject: Proposed Shipstead Act Regulations.

My dear Mr. Moore:

At its meeting on November 19, 1932, the National Capital Park and Planning Commission had before it the draft of the proposed regulations to be issued by the National Commission of Fine Arts under the Shipstead-Luce Act. The draft submitted did not include the proposed photographs and diagrams to be added as an appendix.

The Commission approved the regulations as submitted, subject to further submission of the proposed photographs, diagrams, etc.

Very truly yours,

(Signed) U. S. Grant 3d,

Executive and Disbursing Officer.

EXHIBIT E-2

C O P Y

COMMISSIONERS OF THE DISTRICT OF COLUMBIA
Executive Office
Washington

November 2, 1932.

Hon. Charles Moore,
Chairman, Commission of Fine Arts,
Interior Department Building,
Washington, D. C.

My dear Mr. Moore:

The Commissioners have received your letter of October 17, 1932, in reference to the Taft Junior High School.

In view of the whole background leading to the contract for this school, the Commissioners are willing to authorize the construction of the cupola upon this building. This is in harmony with the artist's rendering previously submitted to you. The Commissioners feel that the more or less compelling force of economy in the District of Columbia budget can be meritoriously overcome in this instance.

Your cooperation is desired, and that of the Commissioners of the District of Columbia heartily offered, in your effort to both maintain the dignity and quality of municipal buildings and make possible economy in costs.

Very sincerely yours,
(Signed) L. H. Reichelderfer,
President, Board of Commissioners
of the District of Columbia.

EXHIBIT F

November 21, 1932.

Dear Colonel Grant:

At a joint meeting of the National Capital Park and Planning Commission and the Commission of Fine Arts, on November 18, 1932, plans for the treatment of the grounds of the Washington Monument were discussed. Models, and drawings and reports of engineers of the highest reputation were presented.

The engineers' reports went fully into the character and competence of the foundations of the Monument. These reports showed a steady, uniform settling of the Monument year by year. Also they expressed the opinion that any extensive changes in the present loadings of soil would endanger the stability of the Monument unless and until the foundations of the Monument shall be carried to bed rock.

All the plans submitted involve changes in the soil-load. These changes the plans proposed to overcome by underpinning the changed soil-load itself. The engineers were not agreed as to the adequacy of such underpinning.

Admittedly all of the plans were modified and circumscribed by the engineering restrictions. The designers did not have a free hand in their problem.

After a careful study of the various plans submitted for the development of the Monument grounds, the Commission of Fine Arts

EXHIBIT G

found that each and every scheme involving any change of grade or contour met with objections from the engineers, who believe that the integrity of the monument would be endangered. It is essential that this integrity of the Washington Monument shall be guaranteed by carrying the foundations of the Monument itself to solid rock. This was done in the case of the Lincoln Memorial.

The intensive study given to this important problem by the National Capital Park and Planning Commission is of inestimable value in proving the necessity of taking this fundamental step in order to obviate the limitations, now existing, to a broad conception of an adequate architectural and landscape treatment of the setting of the most important monument in the United States, and one of the outstanding monuments of the world.

For the Commission of Fine Arts:

Very respectfully yours,

(Signed) Charles Moore,

Chairman.

Lieut. Col. U. S. Grant Ed,
Executive and Disbursing Officer,
National Capital Park and Planning Commission,
Washington, D. C.

PUBLIC BUILDINGS AND PUBLIC PARKS
OF THE NATIONAL CAPITAL

REFER TO _____

WASHINGTON, D. C.

November 23, 1932.

Mr. Charles Moore, Chairman,
The Commission of Fine Arts,
Interior Department Building,
Washington, D. C.

Subject: Washington Monument Grounds.

Dear Mr. Moore:

I have received your very concise and interesting letter of November 21st, which I presume you intended for inclusion in my report as the action taken by the Commission of Fine Arts, and I will be glad to include it verbatim; but before doing so, there are certain intimations or possibilities of misinterpretation which it might be well for you to consider. For example, there is the third paragraph, second sentence, which states that the "soil-load itself" was to be underpinned. This is a misunderstanding as none of the plans contemplate underpinning the soil load; hence the third sentence in the paragraph would not apply.

As to the fourth paragraph, I would suggest that it is not the "engineering restrictions" which circumscribed the plans -- it is the existing soil conditions, which to my mind is a vastly different matter.

The first paragraph on page 2 is correct except insofar as the Lincoln Memorial is mentioned, the very last sentence being subject to misinterpretation. Actually, the Lincoln Memorial was built from the beginning upon foundations placed upon bedrock. The Memorial itself has never been underpinned. It is the surrounding terrace which was afterwards underpinned at a cost of \$300,000. There is a great difference between the two, because had the underpinning of the terrace failed during construction, no particular amount of harm would have resulted, whereas had such a failure occurred in underpinning the building itself, there would have been a great disaster; and therein is the crux of the matter with respect to the Washington Monument. There is no leeway. To underpin the Monument is to my mind taking a 100% chance in view of the fact that an accident, a structural failure, or a mistake spells immediate and complete disaster, with no possibility of correction.

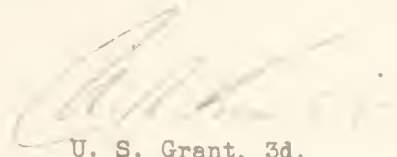
EXHIBIT G-1

Mr. Moore - Washington Monument Grounds.

Nov. 23, 1932.

I feel, therefore, that if you accept this principle, which is fundamentally sound, you might desire to change the last paragraph of your letter, in order that the attitude of the Commission of Fine Arts would be in accord with existing natural conditions and practical considerations.

Very truly yours,

A handwritten signature in dark ink, appearing to read "U. S. Grant", is written over the typed name.

U. S. Grant, 3d,
Director.

C O P Y

November 29, 1932.

Dear Colonel Grant:

I appreciate your letter of November 23rd and will very gladly modify the Commission of Fine Arts' letter so as to show that the Lincoln Memorial Foundations were originally carried down to bed-rock, as of course the Commission knew they were.

Also we can change the phrase in paragraph four as to engineering restrictions so as to read "Admittedly all of the plans were modified and circumscribed by restructions in the present soil conditions."

As for the remainder of your letter, we are very much hampered by not having a copy of the report of the engineers. The letter was based on the understanding reached by all the members of the Commission of Fine Arts of the engineers' report as presented by Major Gillette at the meeting on November 18. The members of the Commission would like to study the report itself so as to avoid misapprehensions on their part.

Sincerely yours,

(Signed) Charles Moore,

Chairman.

Lieut. Col. U. S. Grant 3d,
Executive and Disbursing Officer,
National Capital Park and Planning Commission,
Washington, D. C.

As it happens the latter paragraphs were written by another member of the Commission, and all the members had the same understanding.

EXHIBIT G-2

CONTENTS
Minutes of the 71st Meeting
of the
NATIONAL CAPITAL PARK AND PLANNING COMMISSION
THURSDAY, FRIDAY & SATURDAY, NOVEMBER 17-19, 1932.

<u>Page</u>	<u>Par.</u>	<u>Subject</u>
1	1	Minutes.
1	2	Allotment of Funds. (See Land Purchase Section).
1	3	Northeast Playground - Square 935. (See Land Purchase Section).
1	4	Allotment of Funds. (See Land Purchase Section).
2	5	Waterfront Development at Washington Channel.
3	8-21, incl.	Land Purchases. (See Land Purchase Section.
3	22, 24	Alexandria City Plans.
3	23	Cabin John Parkway.
4	25	Lee Boulevard Connection.
4	26	Ball Act - Cooperation with Virginia.
4	27	Mt. Vernon Memorial Highway - Norton Property. (See Land Purchase Section).
4	28	Platting and Subdivision Regulations.
5	29	Change in Highway Plan at Nebraska and Massachusetts Avenue.
5	30	Acquisition of land at Massachusetts and Nebraska Avenues. (See Land Purchase Section.
6	31	Gift of Books by Mrs. Coldren.
6	32	Virginia Shore Line.
6	33	Transfers of Land.
7	34	Status of Proposed Highway Changes.
7	35	Terminal Yard Crossings.
7, 14	36, 51	Codification of Laws; Duties of Commission.
8, 15	37, 52	Status of Legislation.
8	38	Street Closure Bill.
8,	39	Plans for the Central Area.
9	40	Mall Development.
9	41	Mall Roads.
9	42	Planting in Mall Area.
11	44	Reno High School.
11	45	Smoke Stacks of P.E.P.Co. Power Plant at Buzzards Point.
11	46	Columbia Island Development.
12, 15	47, 56	Shipstead Regulations.
12, 14	48, 50	Alley Dwellings; Housing Situation.
10, 13	43, 49	Washington Monument Grounds.
15	53-55, incl.	Land Purchases. (See Land Purchase Section.)
15	57	Bridge over Anacostia River at Bennings Power Plant.
17	58	Keene School - Fort Drive - Slocum to Totten.
17	59	B Street South - Dept. of Agriculture Building.
17	60	Departure of Captain Chisolm.
17	61	Plans for Development of Anacostia Park.

APPENDIX A - Allotment of Funds	Mr. Eliot.
APPENDIX B - Report on Washington Channel - North Side	Mr. Eliot.
APPENDIX B-1 - Washington Channel - Water Street	Mr. Eliot.
APPENDIX C - Revision of Subdivision Regulations	Mr. Eliot.
APPENDIX C-1 - Draft Revision of General Orders regulating the Platting and Subdividing of lands and Grounds in the District of Columbia	Major Gotwals.
APPENDIX D - Virginia Shore Line	Mr. Eliot.
APPENDIX E - Status of Proposed Highway Changes	Mr. Nolan.
APPENDIX F - Codification of Laws	Mr. Settle.
APPENDIX G - Letter from Mr. Bottman re Duties of Commission.	
APPENDIX G-1 - Planning for National Capital	
APPENDIX H - Mall Development	Mr. Olmsted Mr. Delano.
APPENDIX I - Shipstead Regulations	Mr. Caemmerer.
APPENDIX J - Alley Dwellings - Housing Situation	Mr. Ihlder.
APPENDIX K - Population Trends	Mr. Nolan
Appendix L - B & C Sts. S.W.	Mr. Nolan

Minutes of the 71st Meeting
of the
NATIONAL CAPITAL PARK AND PLANNING COMMISSION
held on
THURSDAY, FRIDAY and SATURDAY, NOVEMBER 17-19, 1932.

The National Capital Park and Planning Commission met in Room 1615, New Navy Building, 18th Street and Constitution Avenue, N.W., Washington, D. C., at ten o'clock a.m., Thursday, Friday and Saturday, November 17, 18 and 19, 1932.

(Succeeding ten previous meetings of the National Capital Park Commission.)

PRESENT.

MEMBERS:

MR. FREDERIC A. DELANO, Chairman.
LIEUT. R. E. YORK, representing the Engineer
Commissioner, D. C.
MAJ. MALCOLM ELLIOTT, representing the Chief of
Engineers, U. S. Army.
MR. GEORGE A. MOSKEY, representing the Director,
National Park Service.
MAJOR R. Y. STUART, Chief, Forest Service.
MR. J. C. NICHOLS.
MR. W. A. DELANO.
MR. HENRY V. HUBBARD.
LIEUT. COL. U. S. GRANT, 3rd, Executive and Dis-
bursing Officer and Vice Chairman. (Director
of Public Buildings and Public Parks of
the National Capital.)

ENGINEER:

CAPT. E. N. CHISOLM, JR.

DIRECTOR OF PLANNING:

MR. CHARLES W. ELIOT 2d.

CITY PLANNER:

MR. JOHN NOLEN, JR.

PURCHASING OFFICER:

MR. H. T. MORSELL.

SECRETARY:

MR. T. S. SETTLE.

LANDSCAPE ARCHITECT:

MR. T. C. JEFFERS.

Pending arrival of the Chairman, the Vice Chairman presided.

1. Minutes:

MOTION unanimously carried approving minutes of the October meeting, subject to written corrections that may be called to the attention of the Secretary.

2. Allotment of Funds: (See Land Purchase Section).

3. Northeast Playground - Square 935. (See Land Purchase Section).

4. Allotment of Funds: (See Land Purchase Section).

5. Waterfront Development at Washington Channel:

MAJOR J. D. ARTHUR, JR., and MR. E. A. SCHMITT, of the U. S. Engineer Office, appeared before the Commission, and presented plans for future improvement of the Washington Channel waterfront.

MAJOR ARTHUR stated as follows: "This plan for the improvement of the Washington Channel waterfront was made in accordance with a resolution of the House Committee on Rivers and Harbors to determine whether any changes in the recommendations in the former report should be made. After study a new plan was prepared and as a result of the new plan, we have changed our recommendations considerably from those contained in the former report. One conclusion was that the facilities provided should be limited to those at present needed and reasonably needed for some time in the immediate future. That was on the assumption that the use of the waterfront will increase only in proportion to the increase in population. We also felt that an increase probably will occur at the Buzzards Point area. We also found that yachting was not sufficiently provided for. It was decided that the entire upper end of the channel would be reserved for yachting and the lower end for commercial development and this end was also for the future expansion. This necessitates a change in the location of the District workhouse. We recommended that this should be rebuilt. At the request of this Commission we reserved a total width of 160 feet for Water Street. We have not shown the boulevard treatment on the plan along Water Street frontage. We felt it was not part of the waterfront development plan. We have shown in dotted lines at the head of the channel an eventual bridge."

The plans presented were dated October 14, 1932, and were in six sheets bearing file Nos. B 32-56.

Discussion by MR. NICHOLS, MR. W. A. DELANO, MR. F. A. DELANO, COL. GRANT and MR. ELIOT.

MAJOR ARTHUR stated further that the District Commissioners have approved his report. While they did not agree entirely with his proposal that there be created a harbor committee consisting of a member of the Park and Planning Commission, a representative of the District Commissioners and one from the War Department, to have charge of the administration and jurisdiction over the waterfront property in the District of Columbia, they did recommend adoption of the report.

MR. ELIOT presented a report on this subject, attached as APPENDIX B and B-1.

Further discussion by MR. HUBBARD, COL. GRANT, MR. W. A. DELANO, MR. F. A. DELANO and MR. ELIOT.

MOTION unanimously carried approving the report and plans prepared by the U. S. Engineer Office for development of the Washington Channel waterfront; that the approval of the Commission be expressed in an appropriate letter to be prepared by the Executive Officer referring to the items contained in MR. ELIOT'S report as being desirable for consideration. (Such letter to be made a part of the report of the Chief of Engineers).

MAJOR ARTHUR and MR. SCHMITT withdrew at this point.

Pars. 6-17, inclusive, Land Purchases. (See Land Purchase Section.

LUNCH: The Commission recessed for lunch from 1:20 to 2 p.m., and then reconvened.

PRESENT.

MEMBERS: MR. F. A. DELANO, Chairman.
MAJ. ELLIOTT.
LIEUT. YORK (MAJ. GOTWALS joined the meeting shortly after it reconvened.
MR. MOSKEY.
MAJOR STUART.
MR. NICHOLS.
MR. W. A. DELANO.
MR. HUBBARD.
COL. GRANT, Vice Chairman.

ENGINEER: CAPT. CHISOLM.
DIRECTOR OF PLANNING: MR. ELIOT.
CITY PLANNER: MR. NOLEN.
LAND PURCHASING OFFICER: MR. MORSELL.
SECRETARY: MR. SETTLE.
LANDSCAPE ARCHITECT: MR. JEFFERS.

Pars. 18-21, inclusive, Land Purchases. (See Land Purchase Section).

22. Alexandria City Plans: (See also Par. 24):

MR. ROOT presented plans prepared by him for the City of Alexandria. He presented the following plans - (1) main highways; (2) park system; (3) distribution of school buildings and grounds. He stated that these plans had been adopted by the City of Alexandria. He also stated a zoning ordinance for Alexandria has been in operation for over a year. A few months ago they adopted a comprehensive city planning ordinance which gives them every kind of authority needed for city planning. It is hoped that they will make progress under these plans.

MR. ELIOT stated the plans include adoption of the waterfront plan approved by this Commission. The Highway Plan conforms to the regional highway plan of the Commission with the one exception of the right-of-way of the abandoned car line.

Discussion by MR. F. A. DELANO, MR. NICHOLS, COL. GRANT, MR. ELIOT and MR. ROOT.

No action.

23. Cabin John Parkway: (See Land Purchase Section).

24. Alexandria City Plans: (See Par. 22).

25. Lee Boulevard Connection:

MR. ELIOT presented a report on this subject.

Discussion by COL. GRANT, MR. F. A. DELANO, MR. NICHOLS, MR. HUBBARD, MR. W. A. DELANO and MR. ELIOT.

MOTION unanimously carried that if Arlington County authorities construct the roadway along the lines shown as No. 3B in accordance with this plan (File No. 104.2-163), the Commission would not object to a connection with the Memorial Avenue near the railroad crossing. (In other words, the Commission would favor a temporary connection at grade).

26. Ball Act - Cooperation with Virginia:

MR. SETTLE stated that in 1930 the Virginia Legislature created the Northern Virginia Park Commission. No progress was made so an amendment was put through in 1932 permitting any two units in Virginia - either Alexandria City or Arlington or Fairfax County to go in and make the Act effective. Since that time other difficulties have arisen, and the time has not seemed ripe to organize the Commission.

MR. ELIOT stated that the Commission is still without the needed single agency in Virginia with whom it can agree or work. Most people think the Planning Commission is something that involves spending a lot of money for parks. If the Commission could get out of the minds of these people that the Ball Act has nothing to do with money for parks, but strictly a planning function, progress might be made.

Discussion by COL. GRANT, MR. F. A. DELANO, MR. HUBBARD, MR. NICHOLS and MR. ELIOT.

MOTION unanimously carried that the Executive Officer take up with the American Civic Association the matter of organization of the Virginia Park and Planning Commission.

27. Mt. Vernon Memorial Highway - Norton Property: (See Land Purchase Section).

28. Platting and Subdivision Regulations:

MR. ELIOT presented a report on this subject, attached as APPENDIX C.

There was also presented a draft of platting and subdivision regulations which are recommended by MAJOR GOTWALS; APPENDIX C-1, but to which MR. ELIOT has taken certain exceptions, which are discussed in his report.

MR. ELIOT'S principal exceptions were (1) Page 1, section 1, subparagraph c, 2nd line "in addition to the Highway Plan", and page 4, section g, first line, reading "all subdivisions or resubdivisions may (~~shall~~) be referred * * *."

Discussion by MR. F. A. DELANO, MR. J. GOTWALS, COL. GRANT, MR. NICHOLS, LIEUT. YORK, MR. HUBBARD, MR. W. A. DELANO, MR. ELIOT and MR. NOLEN.

MOTION unanimously carried approving the following amendments:

That Section 1, on page 1, under sub-paragraph (a) read as follows:

"Three sketches of a preliminary plan of any proposed subdivision involving new streets, highways or public open spaces, shall be submitted by the Surveyor of the District of Columbia to the Executive Officer of the National Capital Park and Planning Commission for consideration and recommendation before preparation of the record plats, provided, however, that when authorized by the Engineer Commissioner this requirement may be waived. Other preliminary plans need not be so submitted."

That Section g on page 4 be amended to read as follows:

"All subdivisions or resubdivisions will be referred for notation to the National Capital Park and Planning Commission before action by the Commissioners of the District of Columbia."

MOTION unanimously carried recommending to the District Commissioners the adoption of the subdivision and platting regulations, as amended.

29. Change in Highway Plan at Nebraska and Massachusetts Avenues:
Ward Statue Site:

MAJOR GOTWALS presented for consideration a change in highway plan at Nebraska and Massachusetts Avenues, involving a circle at this point with a radius of 200 feet.

MR. ELIOT stated that this plan has been approved by the Fine Arts Commission and the Coordinating Committee.

MOTION unanimously carried approving change in highway plan providing a circle at Nebraska and Massachusetts Avenues.

30. Acquisition of land at Massachusetts and Nebraska Avenues:
(See Land Purchase Section):

RECESS: The Commission recessed at 5:45 p.m. to reconvene at 10 a.m. the following day.

The Commission reconvened at ten o'clock a.m., Friday, November 18, 1932.

PRESENT.

MEMBERS:

MR. F. A. DELANO, Chairman.
GEN. BROWN.
MAJ. HODGSON.
MR. ALBRIGHT.
MAJOR STUART.
MR. NICHOLS.
MR. W. A. DELANO.
MR. HUBBARD.
COL. GRANT, Vice Chairman.

ENGINEER: CAPT. CHISOIM.
DIRECTOR OF PLANNING: MR. ELIOT.
CITY PLANNER: MR. NOLEN.
LAND PURCHASING OFFICER: MR. MORSELL.
SECRETARY: MR. SETTLE.
LANDSCAPE ARCHITECT: MR. JEFFERS.

31. Gift of Books by Mrs. Coldren:

COL. GRANT introduced MRS. COLDREN, widow of the late FRID G. COLDREN, former Secretary of the Commission, and stated that MRS. COLDREN wished to give to the Commission a set of five volumes of "Washington Past and Present".

The Chairman accepted the gift on behalf of the Commission and took the opportunity to express the Commission's appreciation for MR. COLDREN'S services and contributions to the development of the park system; and his devotion to his work and this generous gift from MRS. COLDREN.

MOTION unanimously carried that the gift of five volumes of "Washington Past and Present", tendered the Commission by MRS. COLDREN, be accepted with thanks to MRS. COLDREN.

32. Virginia Shore Line: (See also Par: 52-f):

MR. ELIOT presented a report on this subject, attached as APPENDIX D.

MR. ELIOT recommended that the Commission designate a committee to proceed with negotiations with the property owners along the lines suggested in his report, in an attempt to build up a different point of view in Virginia; and build up their interest in these five projects instead of the interest in the personal rights of a few individuals.

Discussion by MR. F. A. DELANO, COL. GRANT, M. J. STUART, GEN. BROWN, MR. NICHOLS, MR. ALBRIGHT, MR. ELIOT and MR. SETTLE.

MOTION unanimously carried that the matter be referred to a committee of the Commission consisting of the Chairman and Executive Officer, with power to act; such committee to use MR. ELIOT'S report, with such modifications as they may consider necessary and desirable, as a basis in this undertaking.

33. Transfers of Land:

MR. JEFFERS submitted the following report showing status of transfers of lands:

Transfers completed since October meeting:

Foundry Branch at Reservoir Road - complete.

Fort Hunt on Mt. Vernon Memorial Highway - complete.

Roosevelt Island - complete.

•Transfers Pending:

Bolling Field - still awaiting word from the Attorney General that title to condemned land is in United States.

The following were sent to the District Commissioners, but no answer has been received as yet:

Arboretum -

Fort Mahan at 42nd Street.

Glover Parkway - Arizona Avenue. Cathedral to Massachusetts Avenue.

This has been referred to the D.C. Corporation Counsel for opinion as to authority to close Arizona Ave.

34. Status of proposed Highway Changes:

MR. NOLEN presented a report on this subject, attached as APPENDIX E.

Discussion by MR. NICHOLS, COL. GRANT, GEN. BROWN, MR. HUBBARD, MR. F. A. DELANO, MR. ELIOT and MR. NOLEN.

MR. NICHOLS suggested that the staff prepare data showing savings being effected by highway changes; taking a typical flat area and a typical area involving considerable grading work.

No action.

35. Terminal Yard Crossings: (See also Par. 52-j):

MR. NOLEN stated that last year MR. HEISER made a study of the highway crossings of the terminal yards in the vicinity of New York Avenue. The Terminal Act provides for three crossings over the terminal yards. Highway changes had been made prior to the time MR. HEISER submitted his report. He recommended new changes in highway plan. The staff suggested other routes. The plan presented by the staff would involve the construction of only two crossings, resulting in a saving of approximately half the cost of the three crossings (\$600,000).

Discussion by GEN. BROWN, MR. NICHOLS, COL. GRANT, MR. ELIOT and MR. NOLEN. MR. ELIOT suggested appointment of a committee of the Commission to negotiate with the railroad company to see if an agreement can be reached and to learn if they have any marked preference. Then it can be taken up with the District Commissioners.

MOTION unanimously carried that a committee of the Commission be appointed to negotiate with the railroad company concerning the crossings of terminal yards.

It was suggested that the Engineer Commissioner of the District be a member of this committee so that their views will be merged in the negotiations.

36. Codification of laws; Duties of the Commission; (See also Par. 51):

MR. SETTLE reviewed history and development of the highway system of the District of Columbia, and made certain recommendations based upon that study. See APPENDIX F.

MR. ELIOT presented a letter from MR. ALFRED BETTMAN, attached hereto as APPENDIX G.

Discussion by MR. NICHOLS, MR. F. A. DELANO, MAJ. STUART, MR. HUBBARD, MR. ALBRIGHT, MR. ELIOT, MR. SETTLE and MR. NOLEN.

Discussion included recommendation to Director of the Budget Bureau concerning the Commission and desirable additional duties.

Discussion included recommendation to Director of the Budget Bureau concerning the Commission, and desirable additional duties.

MOTION unanimously carried that MR. ELIOT draft an appropriate statement for submission to the Director of the Budget Bureau. (See also Par. 51).

37. Status of Legislation: (See Par. 52):

Deferred until the following day.

38. Street Closure Bill:

MR. SETTLE suggested that the Commission pass a motion that the Street Closure Bill, as amended, and now on the House Calendar, be pushed for passage.

MOTION unanimously carried that the Street Closure Bill, as amended, be pushed for early passage. (See Par. 52-a for change.)

RECESS: The Commission recessed for lunch from 1:10 to 2 p.m. and then reconvened.

PRESENT.

MEMBERS:

MR. F. A. DELANO, Chairman.
Maj. ELLIOTT.
MAJ. GOTWALS.
LIEUT. YOEK.
MR. ALBRIGHT.
MAJ. STUART.
MR. NICHOLS.
MR. W. A. DELANO.
MR. HUBBARD.
COL. GRANT, Vice Chairman.

ENGINEER:

CAPT. CHISOLM.

DIRECTOR OF PLANNING:

MR. ELIOT.

CITY PLANNER:

MR. NOLEN.

LAND PURCHASING OFFICER:

MR. MORSELL.

SECRETARY:

MR. SETTLE.

LANDSCAPE ARCHITECT:

MR. JEFFERS.

MR. CHARLES MOORE, Chairman, and the following members of the Fine Arts Commission were also present: MESSRS. WINTER, CLARK, MAURLIN, CROSS, WEINMAN, SWARTWOUT and MR. CAMMERER, Secretary.

39. Plans for the Central Area:

MR. WILLIAM PARTRIDGE presented the plan of the central area which will be placed on exhibit at the Chicago World Fair, and stated that the plan included changes which have occurred since the original plan was made. The features of the plan about which there is some question are the Monument Grounds, the Mall, Columbia Island, Smithsonian Institution buildings, and

extension of 15th Street.

40. Mall Development:

MR. ELIOT stated that as part of the proposed book on the Regional Plan, he has prepared a statement on the Mall. This statement shows the Commission's and MR. OLMSTED'S action each time the Mall was discussed; a complete indorsement of the project by the Fine Arts Commission; and a series of votes through the years repeating that indorsement by both of these Commissions, with MR. OLMSTED VOTING with the Commission.

COL. GRANT discussed the series of articles recently published in the Daily News attempting to point out a divergence of opinion between MR. OLMSTED and the Commission. He also presented certain letters from MR. OLMSTED, attached as APPENDIX H. He said that these letters and MR. ELIOT'S statement will show that MR. OLMSTED and the other members of the Commission were in accord.

41. Mall Roads:

MR. ELIOT presented a map showing progress made on road construction to date. The staff made a study of the best use of additional money when and if available. The plan shows in yellow the possible use of another appropriation which would carry out the north drive from 7th Street to 2nd Street and the south drive from 4½ to 2nd Street, completing 2nd Street and completing the paving of the central road; from Union Square to 7th Street. To do this two things are necessary: first, removal of Temporary Building "D" which is now authorized to be removed; and second, cooperation by the District of Columbia to put a break in the curb to make possible the opening of the new highways.

Discussion by MR. MOORE, MR. F. A. DELANO, MR. W. A. DELANO, COL. GRANT and MR. ELIOT.

MOTION unanimously carried that in the matter of priority in the use of funds for the development of the Mall, they be used in the way and manner recommended by MR. ELIOT. MR. ELIOT recommended the following: That any additional funds for the Mall roads when made available be utilized to construct roads in the following order of preference: (a) North and South drives from 2nd to 4½ Street; (b) 2d Street from Pennsylvania to Maryland Avenue; (c) North Drive from 4½ to 7th Street; (d) Central Drives from 3rd to 7th Street; and (e) if funds are available, to remove Temporary Building "F" between 7th and 9th Streets, to permit the completion of the North Drive for the entire length of the Mall.

42. Planting in Mall Area:

MR. ELIOT recommended the planting of American Elms in rows spaced 50 feet apart to provide four rows of trees on each side of the central vista, as already started between 3rd and 4th Streets.

Discussion by MR. W. A. DELANO, MR. HUBBARD, MR. F. A. DELANO, MAJ. SPURRT, COL. GRANT, MR. ELIOT and the Members of the Fine Arts Commission.

The Commission also discussed MR. OLMSTED'S reply to MR. DELANO'S letter on this subject, (APPENDIX H). COL. GRANT also presented a letter from DR. ALEXANDER WETMORE, of the Smithsonian Institution, concerning planting in the Mall area.

MOTION carried by all present except COL. GRANT, MR. F. A. DELANO and MR. W. A. DELANO, who voted "No", recommending the planting of American Elms in rows spaced 50 feet apart to provide four rows of trees on each side of the central vista.

The members of the Fine Arts Commission were favorable to the planting of American Elms.

43. Washington Monument Grounds: (See also Par. 49.)

MAJOR GILLETTE, Executive Assistant of the Arlington Memorial Bridge Commission, member ex officio of the Advisory Committee on the Monument Grounds, read pertinent excerpts from the draft of the report of the Director of Public Buildings and Public Parks to Congress on the development of a plan for the monument grounds. The report of the engineer members of the Director's Advisory Committee was to the effect that it would be hazardous to make any sweeping changes in the soil loadings in the monument lot without first safeguarding the Monument. The engineers also recommended that there seemed to be only two feasible methods of safeguarding the Monument, as follows:

- (a) To underpin the Monument to bedrock, at a cost of approximately \$600,000.00, or
- (b) To dismantle the Monument and rebuild it on a new foundation to bedrock, at a cost of approximately \$1,000,000.00.

The report goes on to state that further consideration of the 1901 Plan was abandoned as it was not deemed desirable to underpin or dismantle the monument. The estimated cost of the 1901 Plan is, approximately, \$7,600,000.00. The architect members of the Advisory Committee then submitted two plans, known as the Balustrade and the Informal Plans, costing respectively, approximately \$4,100,000.00 and \$3,400,000.00. The soil changes involved in executing both of these plans were considered hazardous by the engineer members and the draft of the report indicated that both MESSRS. OLMSTED and DELANO felt that before further developing their plans, the attitude of the Commission of Fine Arts and the National Capital Park and Planning Commission should be secured as to their aesthetic suitability. MAJOR GILLETTE requested that each Commission consider the matter with the architects and then furnish a statement to be included in the report.

Further discussion by MAJOR GOTWALS, MR. F. A. DELANO, MR. W. A. DELANO, COL. GRANT, MR. HUBBARD, MR. J. STUART and MR. ELIOT.

MR. MOORE stated - "I think that after looking at these plans, the conclusion of the Fine Arts Commission, is to better leave the whole matter for the present until a little more adequate solution has been undertaken. It appears that the only solution of the problem would be the underpinning of the Monument and then do what you please. The Monument really should rise from a plane instead of a mound. This is quite fundamental. The White House axis should be recognized in an important way. We would rather see the whole matter left open until the Mall is completed and the other part com-

pleted and then take up the Monument solution. You can make 14th Street as wide as you please and perhaps 15th Street can go through as a street to relieve traffic there. * * * We think any plan made now, with the Monument situation as unstable as it is, imposes certain conditions on the Monument Grounds being done in adequate fashion. * * * The fundamental thing is that until the Monument is underpinned, you cannot get a master plan."

COL. GRANT stated the reason this is presented is that 14th Street must be paved within a few years. The Commissioners are not yet ready to depress 14th Street. They feel that 14th Street must be rebuilt and feel that they cannot afford to depress it. The question is some kind of a termination of the Mall could be made at this point and the grade crossings on 14th Street carried at the present level and a connection at 15th Street which would follow generally MR. HUBBARD'S plan.

No action at this time. (See Par. 49).

44. Reno High School:

MR. ELIOT stated that MR. HARRIS, Municipal Architect, has presented his plans for this development to the Commission of Fine Arts and at the suggestion of that Commission is undertaking another study of this development.

45. Smoke Stacks of P. F. P. Co. Power Plant at Buzzards Point:

MR. ELIOT asked the views of the Commission on the proposal to erect smoke stacks 225 feet high on the proposed electric power plant at Buzzards Point.

MAJOR GOTWALS stated that the Power Company was encouraged to locate its plant at Buzzards Point at the instigation of the Park and Planning Commission; and that the reason the stacks are proposed at this height is to protect the company against damage suits based on the gases and smoke being considered a nuisance.

Discussion by MR. W. A. DELANO, MR. F. A. DELANO, MAJ. GOTWALS, COL. GRANT, MR. NICHOLS and MR. ELIOT.

The Commission discussed its previous recommendation that the height of the stacks be restricted to the height of those proposed for the Government heating plant which will be 135 feet. ✓

The previous action was not changed.

46. Columbia Island Development:

The Commission discussed plans for the development of Columbia Island, eliminating the two circular treatments at the terminus of the bridge.

Discussion by COL. GRANT, MR. F. A. DELANO, MR. W. A. DELANO, MR. HUBBARD and MR. ELIOT. The members of the Commission of Fine Arts also joined in this discussion.

No action.

47. Shipstead Regulations: (See Par. 56):

MR. CAMMERER, Secretary of the Commission of Fine Arts, presented regulations for guidance of architects operating under the recently enacted Shipstead Act, attached as APPENDIX I. He stated that they have been mimeographed and approved by this Commission, the Fine Arts Commission and the District Commissioners. It is now proposed to have them printed with diagrammatic maps and illustrations.

It was agreed to discuss the regulations the following day. (See Par. 56).

RECESS: The Commission recessed at 5:45 p.m., to reconvene at ten a.m. Saturday, November 19, 1932.

The Commission reconvened at ten o'clock a.m., Saturday, November 19, 1932.

PRESENT.

MEMBERS:	MR. F. A. DELANO, Chairman.
	GEN. BROWN.
	MAJ. HODGSON.
	MR. ALBRIGHT.
	MAJ. STUART.
	MR. NICHOLS.
	MR. W. A. DELANO.
	MR. HUBBARD.
	COL. GRANT, Vice Chairman.
ENGINEER:	CAPT. CHISOLM.
DIRECTOR OF PLANNING:	MR. ELIOT.
CITY PLANNER:	MR. NOLEN.
LAND PURCHASING OFFICER:	MR. MORSELL.
SECRETARY:	MR. SETTLE.
LANDSCAPE ARCHITECT:	MR. JEFFERS.

48. Alley Dwellings; Housing situation: (See also Par. 50):

MR. JOHN IHLDER appeared before the Commission and discussed progress being made in study of elimination of alleys and the general housing problem in the District. APPENDIX J.

MR. NOLEN presented a report on population trends in the District of Columbia, attached as APPENDIX K.

Discussion by GEN. BROWN, MR. F. A. DELANO, COL. GRANT, MR. HUBBARD, MAJOR STUART and MR. ELIOT.

MR. ELIOT suggested the use of this Commission and a reorganization of the Public Utilities Commission as an alternative to creation of a new Housing Commission.

MR. IHLDER stated that, as to the Housing Corporation, the opinion has been that it is not available for this purpose. The alternative seems to be a new agency or the Public Utilities Commission. COL. GRANT stated that the local chapter of the American Institute of Architects have approached this from a different point of view, following more the law in effect in New York.

Subject postponed temporarily (See Par. 50).

49. Washington Monument Grounds: (See also Par. 43).

MR. W. A. DELANO presented for consideration draft of two resolutions based on the conclusions of the Commission the previous day.

Discussion by GEN. BROWN, MR. HUBBARD, MR. F. A. DELANO, COL. GRANT, MAJ. STUART, MR. W. A. DELANO and MR. ELIOT.

MOTION unanimously carried that it is the opinion of the Commission that after the long and serious study given by the Architects, Landscape Architects and Engineers, no thoroughly satisfactory solution has as yet been found which safeguards both the stability and the aesthetic possibilities of this important monument; and that the Commission favors such delay as may be necessary for further study of this subject.

MOTION unanimously carried that the Plan of 1901 does not, in the opinion of the Commission adequately provide for the traffic conditions which have arisen since it was made and is not in good relation to the plan of the grounds of the Lincoln Memorial as now determined and constructed.

The Chairman directed that the resolution be submitted to MR. HUBBARD for final correction of language.

It was agreed that MR. HUBBARD will assist the staff in preparing a plan for 14th and 15th Streets which can be carried out in general conformity with the possible scheme for the rest of the Monument Grounds, without upsetting the Monument.

50. Alley Dwellings and Housing Situation: (See also Par. 48):

MR. LOUIS JUSTEMENT, representing the local chapter of the American Institute of Architects, appeared and discussed their studies of housing and alley conditions. Their study includes the existing conditions, study of population in the central areas; and trend of populations. The aim of their study is - (1) to secure better housing for the lower income groups; (2) to provide reliable means whereby activities involving large numbers of people interested in building could be taken care of; and (3) the benefit to the city by ultimately creating additional assessed values in the city, instead of allowing the growth to take place beyond the District where it will not be taxable by the District of Columbia; (4) to make scientific plans for amortization programs; (5) to collect data concerning vacancies and housing conditions and matters of construction; (6) to make a vacancy survey which would be of benefit to all industries. The important question is how these results can be accomplished. This can be done by private initiative. The Reconstruction Finance Corporation has funds available and an effort should be made to make that applicable to the District. The proposed legislation would set up a commission or board of seven members; which would have the power to regulate and establish a limitation on the dividends of the corporation and in return it would be given the power of eminent domain; it would be exempt from taxation as in New York. The membership would include the Chairman of the Park and Planning Commission, the Engineer Commission and District Building Inspector and four private citizens appointed by the President; all to serve without compensation. It would have a working staff and Executive Officer.

Discussion by COL. GRANT, GEN. BROWN, MR. F. A. DELANO, MR. NICHOLS, MR. ELIOT and MR. NOLEN.

MOTION unanimously carried that the Commission expresses its appreciation for the helpful information contained in this contribution and its general approval of the purposes of the measure, and authorizes the Executive Officer to continue negotiations with the committee of the Institute of Architects so as to determine what ^{way} modifications of the bill can be brought about which will help to make it serve more particularly the purposes the Commission has in mind of doing away with slum conditions without unduly increasing the tax burdens.

MR. JUSTEMENT withdrew at this point.

51. Codification of laws; Duties of the Commission; (See also Par. 36):

MR. ELIOT presented for approval draft of recommendation to Budget Bureau, attached as APPENDIX G-1.

Further discussion by MR. NICHOLS, GEN. BROWN, MR. HUBBARD, COL. GRANT, MR. ALBRIGHT, MAJ. STUART and MR. ELIOT.

MOTION unanimously carried that this document (attached hereto as APPENDIX G-1) with the changes the Chairman may wish to make, be adopted as the sense of the Commission; that these are its functions; and that the Chairman be authorized to use this as an expression of opinion in his contacts with any responsible authority now charged with the reorganization of the Federal agencies.

MOTION unanimously carried amending the foregoing action to include the Chairman and Executive Officer.

52. Status of Legislation: (See also Par. 37):

The Secretary distributed report.

(a) Special Street Closure Bill:

MOTION unanimously carried amending previous action on this bill (Par. 38) and that an effort be made to have this legislation passed; as amended, subject to such amendments as may be made by the legislative committee of the Commission.

(b) Alley Dwelling Bill:

MR. SETTLE suggested that an effort be made to get \$500,000 from the Housing Corporation and the balance from the Reconstruction Finance Corporation and then begin rehabilitation of a limited number of alleys. COL. GRANT stated that he had been informed by the Budget Bureau that they would not approve any such legislation.

MOTION unanimously carried that the matter be left in statu quo.

(c) Increase in gasoline tax:

This bill would permit use of part of the gas tax funds for construction of park roads.

It was agreed that the Commission let this bill stand as it is, subject to its not meeting the disapproval of the District Commissioners. If they are agreeable, the Commission can push the bill.

(d) Washington-Hoover Airport - Gravelly Point:

MR. ELIOT urged that the Commission should make it clear that it will not support a bill to make this the permanent airport.

MOTION unanimously carried that the Commission reiterate its previous stand in this matter and point out that Gravelly Point is regarded as the proper site for an airport.

(e) Fort Myer Reservation - Road connection at corner:

No action required.

(f) Virginia - D. C. Shore Line: (See Par. 32):

No further action, this having been disposed of the previous day. (See Par. 32). It was agreed that the Commission should push a substitute for the so-called "Smith Bill" - H. R. 10488.

(g) Amendment to George Washington Memorial Parkway Act:

COL. GRANT suggested the Commission take no action on this bill as the funds of the Commission do not permit the action contemplated in the bill.

(h) Port Authority:

MR. SETTLE recommended that nothing be done about the matter until GEN. BROWN'S report is submitted recommending establishment of a harbor committee. No action.

(i) Harvard Street Widening:

MR. ELIOT suggested this bill be taken up with the District Commissioners.

MOTION unanimously carried that this bill be referred to the legislative committee of the Commission to be taken up with the District Commissioners.

(j) Terminal yard Crossings: (See also Par. 35):

This legislation was referred to the Legislative Committee. No recommendation is now made. (See Par. 35).

Pars. 53-55, inclusive, Land Purchases. (See Land Purchase Section).

56. Shipstead Regulations: (See also Par. 47):

The Commission considered the regulations to be promulgated by the Commission of Fine Arts for the information and guidance of architects under the Shipstead Act. These regulations were prepared by MR. MAURAN of the Fine Arts Commission and MR. ELIOT of the staff.

MR. ELIOT stated that his only question concerns the diagrams, photographs, etc., to accompany the regulations. He was of the opinion that the Commission should take into account the fact that these photographs have not been examined.

MOTION unanimously carried approving the Shipstead Regulations, subject to the examination and approval of the photographs, diagrams, etc., to accompany these regulations.

57. Bridge over Anacostia River at Bennings Power Plant:

MR. ELIOT stated that negotiations were undertaken with the P. E. P. Co. by the request of the U. S. Engineer Office for relocation of the outlet channel at the Benning Bridge over the Anacostia River. A study has been made of future roads with relation to the new bridge. The grades for the road have to be fixed at this time because of construction of the discharge tunnels at the power house. The levels of the discharge tunnels are involved and must be gone ahead with before the bridge is built. These plans have the indorsement of the U. S. Engineer Office and the Coordinating Committee and the question is whether the Commission has any objections.

MOTION unanimously carried approving grades for roads to the Benning Road Bridge, as shown on Plan File No. 37.6-36.

58. Keane School; Fort Drive - Slocum to Totten:

MR. ELIOT announced that the Commissioners of the District of Columbia have agreed to move the school over 10 feet nearer the street, as recommended by the Commission.

59. B Street South - Dept. of Agriculture Building:

MR. NOLEN stated that the immediate question concerns the arches for connecting the Administrative Building with the new office building of the Department of Agriculture.

MR. NOLEN presented his report, attached as APPENDIX L.

The authorities concerned have indicated that the buildings should be connected by arches. MR. NOLEN presented four studies for possible treatment.

Discussion by MR. F. A. DELANO, COL. GRANT, MR. ELIOT and MR. NOLEN.

MOTION unanimously carried that the Chairman be authorized to appoint a committee to take up this question with the Treasury Department when they have the design ready. (This committee to have authority to act for the Commission)..

The Chairman requested MAJOR GOTWALS and COL. GRANT to act on this committee, and together with the assistance of the staff, an effort will be made to work out this question with the Treasury Department.

60. Departure of Capt. Chisolm:

COL. GRANT announced that CAPT. CHISOLM will leave the Commission on December 15th and suggested that the Commission pass a resolution of appreciation for his services. He felt very grateful, personally, for the assistance CAPT. CHISOLM has given him in the work of the Commission.

MOTION unanimously carried approving the following resolution:

"RESOLVED that the National Capital Park and Planning Commission avails itself of this opportunity to place upon its permanent records an expression from the individual members and from the Commission officially of the sense of grateful appreciation for Captain E. N. Chisolm, Jr., that his invaluable services as engineer member of the staff so fully deserve..

61. Plans for Development of Anacostia Park:

COL. GRANT requested the views of the Commission on the advisability of employing MR. EARLE DRAPER, Landscape Architect, to prepare plans for development of Anacostia Park. Numerous questions affecting this area are constantly coming up and it appears desirable to have all these questions studied and a final plan prepared.

MOTION unanimously carried authorizing the Executive Officer to have studies made of Anacostia Park to the extent of available funds, and authorizing employment of MR. EARLE C. DRAPER for this purpose, at not exceeding \$75. per day.

62. Future Meetings:

It was announced that the December meeting would be on December 16 and 17, and the January meeting would be held on the 19th, 20th and 21st.

ADJOURNMENT: The Commission adjourned at 2:20 p.m.

T. S. SETTLE,
Secretary.

U. S. GRANT, 3rd,
Executive and Disbursing Officer.

18th October, 1932.

Mr. Frederick A. Delano, Chairman,
National Capital Park and Planning Commission,
Hibbs Building,
Washington, D. C.

Subject: Mall Treatment; trees.

Dear Mr. Delano:

I have read with much interest your memorandum of October 7th to the members of the Park and Planning Commission. I am still unable to spend any considerable time in active work, but for the moment and until I can discuss the matter more at length I should like to make two remarks in regard to points raised in your memorandum.

First, in regard to the design for the Mall, when the Planning Commission took over this problem it endeavored to bring out in discussion all obtainable facts and opinions, so that the final decision should be based on the widest possible study. In this sense there has been much difference of opinion on the design of the Mall. But the design of the Mall as it now stands in essence is the design of the McMillan Commission, and was accepted unanimously by the Planning Commission. I personally approved of it and I still have no reason to believe, taking the situation as a whole, that any change since suggested would be a change for the better.

The second point I take up now, since I understand you would be glad to have at least a tentative opinion upon it from the Commission within a short time. It is proposed that the four rows of trees on each side of the open center of the Mall, stretching from the Capitol to the Washington Monument, be of different kinds. It seems to me that this is a very unfortunate suggestion. The essence of this part of the scheme is its reasonable formality. The McMillan plan contemplated American Elms, and even went so far as to consider carefully choosing these trees to avoid as much as possible individual variations.

The situation is not at all comparable to that, for instance, at Versailles where the allees appear to be cut through a bosquet of considerable extent, and where the view does not penetrate the bosquet and the trunks of the trees are not an element in the design. There are but four rows of trees on each side of the Mall and these are intended to form a sort of colonnade which is visible not only from the Mall but from the buildings along the Mall and to a very real extent in transverse and diagonal glimpses through the colonnade from the four roadways of the Mall. It was considered therefore, at the beginning, that the similarity of these trees, their high canopy of foliage and the gothic arch effect of their branching were all essential parts of the design. Plainly it is undesirable to plant trees of different kinds and then spend money to give them a similar form by pruning and large scale topiary work.

I do not consider that there is any appreciably greater likelihood of a loss of good appearance through insect attacks if these trees are all of one kind than if they were of several kinds. This is not a case of forestry over a large area. It is possible on the Mall to give the trees such attention as will minimize any ordinary insect or fungus attack. Certainly there can be no question that in the past in Washington, even without very much care, elm trees have on the whole done well, and have reached a size where they can be studied as examples of the general scale of tree colonnade which was contemplated when the design for the Mall was first made.

I cannot see, therefore, that the suggestion of the use of trees of different kinds produces any considerable good result either aesthetic or economic, and to my mind it would produce a very distinct esthetic loss to the design.

Sincerely yours,

(S) FREDERICK LAW OLNSTED

NATIONAL CAPITAL PARK AND PLANNING COMMISSION.

October 7, 1932.

TO MY COLLEAGUES ON THE PARK AND PLANNING COMMISSION:

There have appeared recently in one of the Washington newspapers, THE NEWS, a rather nasty series of articles in regard to the Park and Planning Commission with special reference to plans for the treatment of The Mall. I say they are nasty articles because they are incorrect as to some statements of fact, and in every sense unfair in their inferences. Insofar as they voice public opinion opposed to the adopted plans of our Commission or its predecessor Commission, they have their proper place, provided only they are fair and accurate in their statements. We will all admit that people have a right to differ from us and to state their opinions as fully as they choose. In this case, however, the attack is ostensibly directed against Colonel Grant, but is obviously a reflection on the entire Commission.

This series of articles was evidently inspired by inside information from some of the staff of the District Commissioners. Mr. Buck, who prepared these articles, was given the minutes and confidential reports of our Commission and in his articles makes it appear that there were sharp differences of opinion in the Commission in respect to the treatment of the Mall grounds. Mr. Buck even goes so far as to quote from a confidential report prepared by Mr. Olmsted in 1927 in his effort to prove this; the fact being that Mr. Olmsted in an excess of caution and in order to present the question of the Mall treatment from every point of view, has repeatedly pointed out the advantages and disadvantages of each of several methods of treatment. Mr. Olmsted finally recommended the plan of treatment, now under construction, in which the Commission concurred unanimously.

While it should be appreciated that no virile board with different points of view would agree unanimously on every proposed solution of a particular question, yet the fact is, that in this particular case, and after listening to all Mr. Olmsted had to say, we accepted his recommendation without a dissenting vote. Our reasons for doing this were: first, a high regard for Mr. Olmsted's opinion; second, because he had served on the Commission of 1901 which had reaffirmed the L'Enfant Plan for a formal treatment of the Mall, a plan based on a central green carpet from the foot of Capitol Hill to the Monument, on each side of which there was to be a formal planting of tall trees. The adoption of this plan necessarily meant abolishing the curved drives and informal tree planting which, however attractive in itself, had been adopted in violation of the original plan for a formal treatment of the Mall as a complete unit. This original L'Enfant Plan was, as I have said, readopted by the McMillan-McKim-Burnham Plan of 1901 and reaffirmed by our Commission in 1926. This plan was modified only slightly by the Commission to provide certain revisions of

gradients longitudinally and cross-wise from the Monument to the foot of Capitol Hill, largely to correct the warped surface which exists between Fourteenth and Ninth Streets, but also to make possible separation of grades at 12th, 14th and 15th Streets with the Mall Drives should such separation eventually be necessary. Mr. Olmsted also recommended these revisions which were approved by unanimous vote of the Commission on May 21, 1931.

The articles referred to not only criticize the proposed formal Mall treatment, but are particularly severe on the proposed subways under the central green carpet of Fifteenth, Fourteenth and Twelfth Streets, ignoring the fact that these subways were urged as a future project because we visualized that they would become necessary with the increased traffic due to the development for office purposes of the large areas north and south of the Mall. The articles suggest a hidden purpose on the part of the Commission to saddle the whole cost of these subways on the taxpayers of the District - a subject not even discussed by the Commission.

Insofar as I know, there are only three matters in connection with dealing with this general problem upon which our Commission has not arrived at a conclusion. One is the apportionment of cost of the subways, when and if constructed, as between the Federal and District taxpayers. This subject is perhaps outside the field of the Planning Commission but should be faced. I find that the staff has assumed that the subways would be a Federal charge. Another is that relating to the treatment of the Monument Grounds, and a third is the determination of the kind of trees we should plant in the wide tree space on either side of the green carpet. In respect to the second of these problems, the Monument Grounds, a special committee is now at work, and we hope may arrive at an agreement in the near future. As to the third question, the variety of trees to be planted, the matter has been discussed thus far only informally in the Commission and the various arguments have not been weighed. I take this occasion, therefore, to state the case in respect to the tree planting as I see it.

The old Commission of 1901, after going into the subject locally, visited some of the European capitals, and came to the conclusion that in the allotted tree spaces (170 feet wide and a mile and a quarter long) broken only rarely by street crossings, trees should be planted 50 feet apart with the first row spaced ten feet from the nearest sidewalk to the green carpet, and ending with a row of trees spaced ten feet from the south curb. Thus it will be noticed that the idea has been to plant the trees in exact rows, east and west, and north and south; to plant straight stemmed trees trimmed to branch at least 20 to 25 feet above the ground, so that, while shading the ground and making a fine foliage mass, there would be afforded a view across the Mall through the trees to the buildings on the outer border of the Mall.

With this general idea, I am in accord, and so far as I know, there is no difference of opinion in our Commission. In other words, all of us want the straight stemmed trees, trimmed up so that they will not branch lower than 20 to 25 feet from the ground. The McMillan-McKim-Burnham Commission, on which Mr. Olmsted served, conceived this plan, and as I understand it, went further and agreed that specially selected trees of the American Elm

variety should be adopted. If the life, growth and permanence of such trees could be guaranteed, I have not a doubt that our present Commission would be in accord. The doubt that exists in my mind, and in the minds of several of our members, is that no one variety of trees should be selected to the exclusion of all others, and my suggestion would be that if we concur in thinking the American Elm the most shapely tree, let us put this type in the inside row next to the green carpet. Let us use in the three adjacent rows, varieties of trees known to thrive in Washington and having a similar, or at least not greatly differing, habit of growth; for example, the red oak, the tulip tree, and the white ash. Other trees might be considered, but in view of the soil conditions and our Washington experience, it seems to me these types are the best, and my personal experience and investigation through tree men, ornithologists and entomologists, convinces me that at least four types of trees, as nearly as possible alike in habit of growth, should be selected.

Furthermore, the present ragged appearance of the Agricultural grounds makes it desirable that we arrive at a decision as soon as possible in respect to the kind of trees to plant. Even comparatively small ones, if planted at once in those areas of the Mall which are already graded, will begin to make a show. As I see it, that is the only way that we will quiet criticisms that have been made and convince the public that our plans have merit.

Respectfully submitted:

FREDERIC A. DELANO
Chairman.

P.S.- I enclose a copy of a letter from Major Stuart, of our Commission, in regard to the trees which are readily available at this time. This indicates that in respect to elms and red oaks, there is a fair supply available and close at hand.

F.A.D.

UNITED STATES DEPARTMENT OF AGRICULTURE

FOREST SERVICE

Washington

September 20, 1932.

Hon. Frederic A. Delano, Chairman
National Capital Park & Planning Commission
Navy Building, Washington, D. C.

Dear Mr. Delano:

I have made inquiries locally concerning the availability of tree stock to improve the appearance of the Mall in front of the Agricultural Department building.

The information I have is that there is no suitable tree stock for the purpose at the Arlington Farm grounds. I learn that at the District nursery at Poplar Point, Anacostia, there are a number of deciduous trees of a size that might be suitable for the purpose. A very rough estimate was made as follows:

Approximate number	Species	Diameter	Height
100	<u>Red or Sweet Gum</u>	3"-5"	15'
1000	<u>White ash</u>	$\frac{3}{4}$ "-1 $\frac{1}{2}$ "	10'
500	<u>Norway maple</u>	$\frac{3}{4}$ "-1 $\frac{1}{2}$ "	10'
500	<u>Ginkgo</u>	1"-2"	12'
50	<u>Ginkgo</u>	2"-3"	20'
500	<u>Sugar maple</u>	$\frac{3}{4}$ "-1 $\frac{1}{2}$ "	12'
125	<u>Willow oak</u>	2"-5"	10'-20'
200	<u>American elm</u>	$\frac{3}{4}$ "-1 $\frac{1}{2}$ "	8'-15'
500	<u>Chinese elm</u>	2"-3"	10'-12'
350	<u>Red oak (?)</u>	1"-2 $\frac{1}{2}$ "	10'-12'
35	Albizzia - formal planting	5"-8"	12'
			spreading

The District officials have not been consulted either as to the accuracy of this estimate or the availability of the stock.

I learned from Dr. Horace MacFarland last night that from appearances the Pennsylvania State Forest Nursery near Northumberland contains a considerable deciduous tree stock in a somewhat crowded condition, which may be due to the curtailment in funds for roadside tree planting there.

There may be other points at which inquiry could be made as to the availability of stock for the project. The immediate point, as I see it,

is a determination of just what is wanted and then should you and Col. Grant conclude that I am the party to go after it I shall do the best I can.

Copy of this letter is being sent to Col. Grant.

Sincerely yours,

R. Y. STUART

Forester

ARCHITECTURAL REGULATIONS

DISTRICT OF COLUMBIA

1932

Issued by

The Commissioners of the District of Columbia

and the

National Commission of Fine Arts.

SHIPSTEAD-LUCE ACT

[Public--No. 231--71st Congress]
[S. 2400]

An Act To regulate, the height, exterior design, and construction of private and semipublic buildings in certain areas of the National Capital.

Be it enacted by the Senate and House of Representatives of the United States of America in Congress assembled. That in view of the provisions of the Constitution respecting the establishment of the seat of the National Government, the duties it imposed upon Congress in connection therewith, and the solicitude shown and the efforts exerted by President Washington in the planning and development of the Capital City, it is hereby declared that such development should proceed along the lines of good order, good taste, and with due regard to the public interests involved, and a reasonable degree of control should be exercised over the architecture of private or semipublic buildings adjacent to public buildings and grounds of major importance. To this end, hereafter when application is made for permit for the erection or alteration of any building, any portion of which is to front or abut upon the grounds of the Capitol, the grounds of the White House, the portion of Pennsylvania Avenue extending from the Capitol to the White House, Rock Creek Park, the Zoological Park, the Rock Creek and Potomac Parkway, Potomac Park, The Mall, Park System and public buildings adjacent thereto, or abutting upon any street bordering any of said grounds or parks, the plans therefor, so far as they relate to height and appearance, color, and texture of the materials of exterior construction, shall be submitted by the Commissioners of the District of Columbia to the Commission of Fine Arts; and the said commission shall report promptly to said commissioners its recommendations, including such changes, if any, as in its judgment are necessary to prevent reasonably avoidable impairment of the public values belonging to such public building or park; and said commissioners shall take such action as shall, in their judgment, effect reasonable compliance with such recommendation: Provided, That if the said Commission of Fine Arts fails to report its approval or disapproval of such plans, within thirty days, its approval thereof shall be assumed and a permit may be issued.

Sec. 2. Said Commissioners of the District of Columbia, in consultation with the National Capital Park and Planning Commission, as early as practicable after approval of this Act, shall prepare plats defining the areas within which application for building permits shall be submitted to the Commission of Fine Arts for its recommendations.

Approved, May 16, 1930.

REGULATIONS GOVERNING CONSTRUCTION AND PROCEDURE

UNDER THE PROVISIONS OF THE SHIPSTEAD-LUCE ACT

* * *

No building, any portion of which may come within the provisions of the Act of Congress, approved May 16, 1930, "An Act to regulate the height, exterior design, and construction of private and semipublic buildings in certain areas of the National Capital", shall be erected, or altered hereafter, except in conformity with the following regulations:

A.

PROCEDURE:

APPLICATIONS FOR PERMITS for the erection or alteration of any building or structure falling within the scope of the Shipstead-Luce Act shall be filed with the Inspector of Buildings of the District of Columbia.

SUBMISSION OF APPLICATIONS for permits to the Commission of Fine Arts for its approval or recommendations for modifications as required by law will be made by the Commissioners of the District of Columbia after the Inspector of Buildings is satisfied that plans conform to the building and zoning regulations.

CONFERENCES with the Commission of Fine Arts may be arranged by the owner or his representative before or after submission of applications.

WHEN SUBMISSION REQUIRED.

1. Map showing area affected.
Construction or alteration of any building or structure touching or bordering upon the line shown on the accompanying map indicating "Areas affected by Shipstead-Luce Act" shall be submitted to the National Commission of Fine Arts.

2. Definitions of areas affected.

(1) "To front or abut upon": - Facing or with all or portion of sides, ends or rear contiguous thereto.

(2) "Public buildings adjacent thereto": - All public buildings which themselves front or abut upon the grounds of the Capitol, the grounds of the White House, etc.,

(3) "Abutting upon any street bordering": - Facing or with all or portion of sides, ends, or rear contiguous to any boundary or to any street forming a boundary of the grounds or parks enumerated in the Act.

MATERIAL TO BE SUBMITTED.

All applications for permits where submission to the Commission of Fine Arts is required by law shall be accompanied by -

1. A complete set of plans, elevations, and sections for the building or structure proposed to be erected or altered.
2. Specifications in so far as they treat of the texture, material and method of construction of exterior walls.
3. Information as to height of roof, cornice and floors; color and texture of exterior surface; and photographs of next adjoining buildings on both sides of building proposed to be altered or erected.

The Commission of Fine Arts may be consulted prior to or during preparation of plans by appointment with the members or staff. The office of the Commission is at Room 3311, of the Interior Building, and the Secretary is Mr. H. P. Caemmerer.

REQUIREMENTS

A. DEFINITIONS.

1. Cornice: A horizontal member, usually molded and projecting which crowns a composition or facade; or the top course of a wall.
2. Height: Vertical distance from the curb opposite the middle of the building to the highest point on the roof.

B. GENERAL RESTRICTIONS.

1. Projections: No portion of any such building shall occupy public space in any street or avenue for extensions or otherwise.
2. Signs: No sign shall be constructed, painted or affixed on buildings coming within the provisions of the Act (Public No. 231) except with specific approval of the Commission of Fine Arts in each case.
3. Continuity within blocks: The Commission will insist on continuity of fenestration, height of cornice and base course, and color within the same block when property affected is zoned for industry, commercial use or for any residence use other than detached or semi-detached houses.

APPENDIX A.

EXCERPTS FROM SCHEDULE OF HEIGHTS OF BUILDING ADJACENT TO PUBLIC BUILDINGS AS ADOPTED BY THE COMMISSIONERS OF THE DISTRICT OF COLUMBIA IN CONFORMITY WITH THE ACT OF CONGRESS OF JUNE 1, 1910, AS AMENDED.

* * *

3. On Fifteenth Street NW., between Pennsylvania Avenue and G Street, adjacent to the Treasury Building, the cornice line or parapet wall of any building shall not extend above a horizontal line 80 feet above the top of the curb, at the southeast corner of Fifteenth and G Streets N.W., and no part of the roof of any building shall be higher than a horizontal line 95 feet above the top of said curb, excepting ventilation and elevator shafts, which shall be set back from the side lines of the building a distance equal to the height of such shafts above the adjacent roof.

4. On Seventeenth Street NW., between New York Avenue and G Street, confronting the State, War, and Navy Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northwest corner of Pennsylvania Avenue and Jackson Place, excepting ventilating and elevator shafts, which shall be set back from the front and side lines of said building a distance equal to the height of such shafts above the adjacent roof.

5. On Pennsylvania Avenue NW., in squares 167 and 221; confronting the Treasury Building and the State, War and Navy Building, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the northeast corner of Pennsylvania Avenue and Madison Place for buildings to be erected or altered in square 221, and the curb at the northwest corner of Pennsylvania Avenue and Jackson Place for buildings to be erected or altered in square 167, excepting ventilating and elevator shafts which shall be set back from the front and side lines of such building a distance equal to the height of such shaft above the adjacent roof.

6. On Thirteen-and-a-half Street NW., between Pennsylvania Avenue and D Street, confronting the District Building, the cornice line or parapet wall of any building shall not extend above a horizontal line 101 feet above the top of the curb at the southeast corner of Thirteen-and-a-half Street and Pennsylvania Avenue (E Street), and no part of the roof of any building shall be higher than a horizontal line 108 feet above the top of said curb, excepting ventilation and elevator shafts, which shall be set back from the side lines of said building a distance equal to the height of such shaft above the adjacent roof.

7. On Fourteenth Street SW., between B and D Streets, confronting the Bureau of Printing and Engraving, no building shall be erected or altered so as to be higher than a horizontal line 80 feet above the top of the curb at the southeast corner of Fourteenth and B Streets SW., excepting ventilation and elevator shafts, which shall be set back from the front and side lines of such building a distance equal to the height of such shafts above the adjacent roof.

8. On North Capitol Street, in square 625, confronting the Post Office Building, no building shall be erected or altered to be higher than a horizontal line 90 feet above the top of the curb at the northwest corner of North Capitol Street and Massachusetts Avenue, excepting ventilation and elevator shafts, which shall be set back from the front and side lines of said building a distance equal to the height of such shafts above the adjacent roof.

9. On the east side of First Street NE., between B and C Streets, adjacent to the Senate Office Building, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the northeast corner of First and B Streets NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

10. On the north side of Maryland Avenue NE., between First and Second Streets, adjacent to the New Supreme Court Building, no building shall be erected or altered so as to be higher than a horizontal line 60 feet above the top of the curb at the northeast corner of the intersection of First Street and Maryland Avenue NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

11. On the east side of Second Street NE., between East Capitol and B Streets, adjacent to the new Supreme Court Building, no building shall be erected or altered so as to be higher than a horizontal line 60 feet above the top of the curb at the northeast corner of the intersection of Second and A Streets NE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

12. On the east side of Third Street SE., between East Capitol Street and Pennsylvania Avenue, adjacent to the Library of Congress addition, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the northeast corner of Third and A Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

13. On the south side of Pennsylvania Avenue SE., between Second and Third Streets, adjacent to the Library of Congress addition, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of the intersection of Second Street and Pennsylvania Avenue SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

14. On the south side of B Street SE., between First and Second Streets, adjacent to the Library of Congress, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of First and B Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

15. On the east side of First Street SE., between B and C Streets, adjacent to the House Office Building, no building shall be erected or altered so as to be higher than a horizontal line 70 feet above the top of the curb at the southeast corner of First and B Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

16. On the south side of C Street SE., between First and South Capitol Streets SE., and between South Capitol Street to Delaware Avenue SW., adjacent to the House Office Building and additions thereto, no building shall be erected or altered so as to be higher than a horizontal line 90 feet above the top of the curb at the southeast corner of South Capitol and C Streets SE. Ventilation and elevator shafts shall be set back from the front and side lines of the building a distance equal to the height of such shafts above the adjacent roof.

APPENDIX B.

SUGGESTIONS FOR GUIDANCE OF ARCHITECTS

To assist architects, realtors and owners, the following plans and photographs are included with these regulations:

1. Diagrams showing elevations of cornice, base course and ground for major building groups.

- (a) Capitol Group
- (b) Municipal Center and Triangle
- (c) Treasury, State, Lafayette Square
- (d) Miscellaneous

2. Photographs of facades of public buildings which new private buildings under the Shipstead-Luce Act will face or abut.

3. Photographs of commercial and private buildings setting standards which are approved by the Commission of Fine Arts, as examples for locations to be specified.

Photographs of buildings (from all over the world) setting standards which are approved by the Commission of Fine Arts, including dwellings, apartment houses, office buildings, etc., may be inspected at the Office of the Commission of Fine Arts.

PROGRESS REPORT ON HOUSING

By
John Ihlder, Housing Consultant,
National Capital Park & Planning Commission.
November 19, 1932.

Building practice today is in reverse contrasted with before the World War. Then our problem was how to properly develop and control new areas for rapidly expanding populations, for expanding industrial and business buildings. Today our problem is to find an economic use for developed areas (streets paved, sewer and water mains in, etc.) for a nearly stationary, or in considerable sections of our cities, a shrinking population. Industries with the same or greater productive capacity today have smaller payrolls and require smaller sites. Commerce with the same volume of business apparently requires smaller payrolls and smaller premises. Technological improvement, adding machines in place of clerks, is having the same effect as in industrial plants. These changes necessarily affect the size and character of areas required for housing.

Present Day Procedure.

The result of the actual or potential excess of area available for use is to make possible a reversal of procedure. In the past it was customary to begin consideration of a project by ascertaining the site value. On this the financial structure was based. Today it may be possible, because of decreased pressure on the land and consequent decreasing price of land, to

1. Determine the best use of a given area in terms of the city's (community's) needs.
2. Determine the best density of land occupancy in terms of the most effective functioning of the determined use.
3. Then set the price of the site in terms of use value as determined above.

This, of course, means a disregard of past valuations.

Fact Studies Needed.

While it is generally true that we now have an excess of urban land available, this generalization, before it can be used, must be given definite application to the District of Columbia on the basis of fact studies. Mr. Nolen's maps (exhibited on the screen) are part of this study. They are designed to show:

1. Population changes.
2. Use changes.
3. Value changes

in the various parts of the city.

The Reconstruction Finance Corporation.

A new element in the situation is the R. F. C. with its instruction to loan money to corporations formed wholly for the purpose of providing housing for families of low income, or for semi-reconstruction.

Local Regulation and Supervision.

At a conference in New York on October 27, 1932, attended by representatives of interested agencies in Chicago, Cincinnati, Pittsburgh, Philadelphia, Boston, New York and Washington, it was proposed and then decisively voted down that the R. F. C. should itself supervise all housing or slum clearance projects on which it loans money. The opinion was definite that supervision should be, as now provided in the R. F. C. law, that supervisors should be under local (state or municipal) authority.

This is in accordance with the action of interested groups in New York (law enacted in 1926), Ohio (law recently enacted), Texas (law recently enacted), Illinois (bill now before Legislature); Pennsylvania (three separate but supplementary bills now being drafted); Massachusetts (bills now being drafted). In the District of Columbia a committee representing the architects of the District are drafting a bill on which they are conferring with the staff of the National Capital Park and Planning Commission. Mr. Justice will speak on this bill. This bill is based upon the New York and the Ohio laws.

Three Subjects to Cover.

According to the latest discussion this legislation should cover three subjects:

1. The creation of a public agency with regulatory and supervisory powers and with instructions to study housing needs and propose means of meeting those needs.
2. The creation of limited dividend companies to build and manage houses under supervision of the public agency above.
3. The creation of limited dividend companies to reconstruct slum areas. This reconstruction may result in commercial, industrial, recreational or higher cost housing developments, depending upon the use that best meets the city's needs.

The District of Columbia architects' committee is rather reluctant to emphasize the slum clearance phase, preferring to follow the New York precedent which emphasizes low cost housing.

The New York Situation.

This New York emphasis, however, seems to be causing a stalemate. Assuming that present site values must be maintained and that low rental housing must be erected on those sites, the only procedure is to erect tenements two or three times as high as the present six-story walk-ups (twelve-

story and nineteen-story tenements proposed). The population of the slum areas (Lower East Side) is decreasing. To concentrate this decreasing population on a smaller area than it now occupies means a more rapid decay of contiguous areas, perhaps their complete desertion, for new buildings have drawing power. Naturally those with present financial interests in existing buildings oppose the project.

Meanwhile, however, the R. F. C. has approved a loan for an outlying housing development upon an acreage site in the Bronx. This also has aroused opposition from owners of vacant apartments in that section of the city.

The Lesson of Experience.

This experience seems to show that:

1. Slum clearance and low cost housing should be considered as distinct.
2. The erection of new dwellings, when there are many vacancies within the rental range of the new dwellings, should be balanced by demolitions. The demolitions may be in lower rental ranges - as a progression of tenants to better dwellings is part of a housing program; and they need not be in the same section of the city as it is
 - (a) established practice for families to improve their living conditions by moving from one section to another;
 - (b) The old slum area may not contain sites suitable for housing;
 - (c) the old slum area and adjacent area may better be devoted to other uses.

In other words because of the apparent surplus of dwellings, there should be a relationship between new construction and demolition of old buildings. This will -

1. prevent adding to the apparent surplus, and
2. get rid of slums.

Legislation Needed in the District of Columbia.

It seems evident that the District of Columbia needs two bills:

1. Providing for the creation of housing companies, and
2. Providing for slum clearance.

One of the difficult problems for the District is that of administration. The draft Mr. Justement will present proposes a new Housing Commission or Board. Mr. Eliot has another suggestion, which would provide for the

work of a Housing Commission through utilization of the Planning Commission and the Public Utilities Commission. He suggests that the duties of a housing Commission as contemplated in the Reconstruction Finance Corporation Act are 1st, planning and promotion, and 2nd, regulation in the sense of a public utility. He has therefore suggested that the planning and promotion activities might be assumed by the Planning Commission if the staff and funds were augmented to permit the full-time employment of a housing expert and that the regulatory functions might be performed by the Public Utilities Commission which is already organized for control of accounts, supervision of rates, etc. It might be possible to reorganize the Public Utilities Commission by increase in its membership to include the Director of Public Buildings and Public Parks as a tie-in with the housing functions of the Planning Commission, as well as a fifth member who might be a civilian expert in housing appointed by the President. Such a set-up would have the advantage of not creating a new commission and in these days might have a better chance of approval by Congress.

POPULATION - HOUSING STUDY

Report by
John Nolen, Jr., City Planner,
National Capital Park and Planning Commission.
November 19, 1932.

The data in this report has been compiled, not only to present facts and figures basic to the general planning policies of the Commission, but more particularly to reveal the social and economic conditions prevailing in the different parts of Washington. Of special interest at this time is the data that shows the nature of the housing problem within the bounds of the original city where population decreased the last decade.

Population

Review of General Conditions. - The report presented in September showed the general trend of population growth throughout the Washington region between 1920 and 1930. Changes ranged from declines of 53% for the heart of the area to increases of three and four hundred percent in the intermediate suburban area, tapering off to the strictly rural and most remote sections which also declined. There was apparent a definite pattern to the change that took place, dependent on distance from the dominant center though influenced somewhat by transportation facilities and natural features.

The population for the District increased 11.6% during this period while the increase for the area outside was 38%, making a regional average of 17.5%. Within the District the white population increased but 8.3% whereas the Negro population increased 20.1%. Within the old city, where resides nearly one-half the city population, there was a total decline of nearly 31,000, or 11.6%.

Study of the Negro population changes revealed an entirely different pattern to the areas of increase and decrease. Large areas within the old city, almost all of which showed a decrease in total population, registered an increase in Negro population. This means, of course, a change in the proportion of white to black, irrespective of the net growth trend, a factor of special significance in the social and economic development of the L'Enfant city. Two exceptions stand out. The area including Georgetown showed a 22% decrease in the Negro population opposed to an increase of 3% in the total, and the area west of 17th and south of K Streets, a 28% decrease in the Negro and but 1% decrease in the total population.

Changes in Color Distribution. - The true significance of these changes is better revealed by comparative analysis of new charts showing for the 30 Census tracts, the density of the total population, the distribution by number and color, 1920 and 1930, and the respective rates of increase for each class compared to the total change.

First, taken separately, the density map indicates the lack of any real residential population in the central business district. The peak of density lies north of that area between K and S, 15th and North Capitol Streets, about which there are well populated areas of practically uniform density varying only from 47 to 54 persons per acre. In the old city south of the Mall axis, the density averages about 30 per acre, and north of Spring Road to Hamilton Street it is about 25. Elsewhere in the city it is below 20 with no other section completely built up.

The distribution of population map shows the proportion of total population by color for each tract the areas and sectors of the circular diagrams being proportional to number. There is also indicated the conditions existing in 1920. Contrasted with a proportion of Negro population in the entire District of 27.1%, the area south from Meridian Hill between Rock Creek and about North Capitol Street shows a high proportion of Negro population reaching a maximum in tract 10 of 79%. East of the Anacostia and north of Pennsylvania Avenue the proportion is also high. For the entire area south of Piney Branch, the Soldiers' Home and the Columbia Institution, to the Potomac and Anacostia Rivers, the last decade registered an increase in the proportion of Negro to white population with only one exception - the area just north of the Lincoln Memorial. Even the section north of K and west of 15th Street was included. Elsewhere in the city there was no radical change except in Georgetown and in the Anacostia sector south of Pennsylvania Avenue.

General Comparison and Conclusions. - The chart comparing the respective rates of change for each tract for total white and negro population, completes the comparison. From this it is seen that only in tracts 8, 12, 24, and 28 was there a decrease in both white and Negro population simultaneously. In each of these areas there has been a varying degree of new commercial development which may or may not account for all the decline. In all the other areas indicating a net total decline, there is undoubtedly some social condition which has been of paramount influence, either a conflict of color or more likely obsolescence of dwellings which brought on the former. In any case the much greater increase in the Negro population in the District was undoubtedly a factor, also, since this force operated with a pressure of $2\frac{1}{2}$ to 1.

It may be concluded that two underlying developments of the last decade were of prime importance in bringing about these radical changes: First, the higher standards of living brought about since the War, and particularly since the Classification Act of 1923 and later the Welsh Bill, making possible the acquisition of automobiles and the moving outward into new territory of large numbers of heretofore relatively low-paid white salaried workers. Second, a suppressed desire for more open surroundings and modern dwellings was undoubtedly the incentive for the change. Speculation and the optimism of the times also was of great influence. Negroes naturally moved into white quarters, with lower rents the result of vacancies. The movement gathered force once started and now the hum of traffic adds to the impetus; along such one-time fashionable streets as Massachusetts Avenue. It may not all be as simple as that but that is the background.

Families

With respect to housing problems, the facts about the family unit are pertinent. The Fifteenth Census obtained and tabulated more complete data than had ever been assembled before, much of it new. Briefly, for the District as a whole it showed:

1. Out of over 125,000 family units, two-thirds were native white, 9.2% foreign born white; 23.9% Negro, and only 0.2% other races. Comparative figures for population were two-thirds (unchanged), 6.1%, 27.1% and 0.2% (also unchanged). Since family classification is by head of family this comparison reveals a large native born white population from foreign born parents, and a considerable portion of single Negroes living with white families as servants.

2. As to family size, with a median value of 2.86 for all classes, the foreign born white lead with 3.57, the Negro next with 2.84, and the native white close behind with 2.79 persons per family.

3. Over 42% of all families contained 1 or 2 persons, 21% 3 persons, over 30% 4 to 6 persons, and 6.3% had over 6 persons.

4. 70% of all family units had no children under 10, nearly 25% had 1 or 2, and only 5.4% had three or more under 10. Since these figures naturally reflect the large number of individual and unmarried workers living alone or in small units in the District, they have a quantitative significance in analyzing the housing problem.

5. Nearly 38% of all families own their homes. For native white families, 46% are owners; for foreign born white, 52%; and for Negroes, not quite 25%.

6. The median value of the owned homes is \$9,246. The value for houses owned by Negro families is \$6,433 or two-thirds of that for native whites.

7. The median rental in the District is slightly over \$44.00. For native whites the median rental is just under \$50.00; for the Negroes \$29.00; and the ratio of negro to native white rental is .59.

8. Arranged in groups, rentals are distributed as follows: 3.5% under \$15.00; 18.6% between \$15.00 and \$29.00; 36% between \$30.00 and \$49.00; 32.6% between \$50 and \$99; 5% over \$100, and 4.3% unreported.

Comparative analysis of similar statistics for each of the 30 Census tracts must necessarily await the preparation of graphic charts to visualize the widely varying relationships that exist. For the present purpose, tract 28 embracing S. W. Washington has been taken to illustrate the application of this type of data to the housing situation. This area has been chosen primarily because residents and owners in this area feel they have a problem, and because this study has already revealed the area to be one of few in which both white and black population have declined without an easily discernible explanation. There are also a large number of inhabited alleys.

Analysis for tract 28 reveals:

1. That there are over 6,000 families here. 39% native white, 8% foreign born white, and 53% Negro.
2. The median size family registers at 2.94. Native white size is 3.40 contrasted with 2.44 for Negroes.
3. The proportion of families with 1 or 2 persons is normal - 41.6%, as are those comprising 4 to 6 persons. There is however a smaller than average number comprising 3 persons and a greater than average comprising over 6. This indicates large families where there are over two persons and probably also an unusual number of boarding houses since 10.4% of all families comprise over 6 persons. Moreover the families in the latter class represent the highest proportion in all the areas showing a declining population.
4. Less than two-thirds of the families have no children under 10; more than one-quarter have 1 or 2; and 9% have 3 or more. Further study shows this district to have the highest proportion of young people under 20 in the center of Washington.
5. Only 17.5% of all families own their homes, but 7% of Negro families are owners in spite of the predominance of this race in this quarter.
6. The median value of the owned homes is \$6,008, being less than two-thirds the average for the District. The value of Negro homes is 60% that of native whites.
7. Median rental is but \$24.2. For Negro homes median rental is \$19.5. Ratio of Negro to white rentals is .62.
8. 15% of all rentals are under \$15; 54% between \$15 and \$29; 23.5% between \$30 and \$49; and less than 7% over \$50. 1.7% were not reported.

With this as a background of the prevailing social conditions in S. W. Washington, investigation has been begun to determine the value of land and improvements as registered by assessments. If a housing development is to be undertaken, assessments are generally indicative of the values that must be capitalized and enter into the economics of any project. Studies made by the American Institute of Architects and the Allied Architects in other sections of the city have indicated original site costs that probably preclude low cost housing without subsidy. There has been the further intention of determining the values in 1920 to compare with those of 1930. If an area is declining in population and not changing into other uses, obviously there should be some reflection in assessment. While detailed comparison has not yet been made, a cursory examination reveals a nominal increase in assessments, apparently uniformly applied over the whole area. The only exception appears to be in the alley lots where assessments have remained stationary.

Ten typical squares, the heart of the area - bounded by G and M and 4 $\frac{1}{2}$ and 7th Streets, have been chosen and an assessment map made showing the range of values for the year 1930-31. Assessments were made approximately at the time of the Census. Since enumeration districts for 1920 and 1930 embraced the same squares, the population change can be tabulated as follows:

	<u>1920</u>	<u>1930</u>	<u>Change</u>
White	3,007	2,312	- 23.1%
Negro	<u>575</u>	<u>738</u>	+ 28.3%
Total	3,582	3,050	- 14.9%

Typical of all sections of central Washington, there are few groups of squares to be found without some commercial zoning. The specific area studied, for example, has the entire frontage on 4 $\frac{1}{2}$ and 7th Streets zoned 1st commercial. The assessment map and tabulation of values have delineated the commercial property due to the large influence that zoning has upon the taxable value. This separation reveals a wide variation in value in the same neighborhood, with commercial values double the residential values even though much of the commercial property is not now genuinely used as such or has little prospect for commercial use under present conditions. Residential values are seen to be comparable with those in moderately well-situated and developed residential sections of the city many times as far removed from the focal center as is this section in Southwest Washington.

Further significant results of this study are as follows:

1. In half of the blocks there exists already some public or semi-public improvement, principally schools or churches which have a going value to the community.

2. The ratio of improvements to land is:

- 1.43 - for all property.
- 1.16 - " 1st commercial.
- 1.54 - " residential.
- 2.35 - " public and semi-public.

3. The per square foot value of land alone is:

- \$.70 - for all property averaged.
- 1.22 - " 1st commercial. "
- .57 - " residential "
- .63 - " public and semi-public areas.

4. While the area of the residential property is 74 % of the total area, the value of land and improvements is but 63.5% of the total.

CONCLUSIONS

1. That large areas exist in central Washington with relatively low land values and proportionately low value of improvements, both available and in need of new development.

2. That if the problem is to re-house the present class of resident population, there is the opportunity to reduce capital costs by leaving 1st commercial property out of the project, at least in the initial building development.

3. That over-ambitious projects for intensive development on limited areas, i.e., not distributed throughout the entire area of nominally depreciated economic and social values, will defeat the purpose of a low-cost housing development, - for additional population will be drawn in from other areas, leaving vacancies and other further depreciated values as a result. Furthermore, only a small percentage of the land will receive new improvements.